

# 192 Langtree Crescent, Crace, ACT 2911

## House For Sale

Wednesday, 10 January 2024

STONE

192 Langtree Crescent, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 497 m2

Type: House



Jess Doolan  
0262538220



Alex Ford  
0262538220

## Auction 03/02/2024 at 4:30pm

Property to be auctioned onsite 03/02/2024 at 4:30pm with offers welcome prior. Experience an open, peaceful and vibrant lifestyle with this 4-bedroom residence in Northern Canberra. This well-proportioned single level home offers the perfect home to all families who are looking to achieve a low maintenance lifestyle in one of Gungahlin's most conveniently located suburbs. Featuring two segmented and spacious living areas and a north-east facing deck, this home invites a bright atmosphere and is filled with natural light throughout the day. With your equipped parallel kitchen and the hallway separating the open and quiet areas, there is something for everyone and every occasion. Within easy walking distance of local shops, recreation areas and Hilltop Reserve as well as just being a short drive to both the Gungahlin and Belconnen Town Centres, it's easy to see why Crace is the go-to suburb in North Canberra.

**Features Overview:-** Solar system: 6.6kw solar panels installed with 5kw inverter- Single level floorplan- A short walk to Crace shops; a short drive to Gungahlin Town Centre for more access to shops, restaurants, transport, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 2014- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx.)- Internal Living: 166.28 sqm- Alfresco: 12.88 sqm- Porch: 1.66 sqm- Garage: 39.62 sqm- Total residence: 220.44 sqm- Block: 497 sqm Prices:- Rates: \$665.50 per quarter- Land Tax (Investors only): \$1,058.75 per quarter- Conservative rental estimate (unfurnished): \$800-\$820 per week

**Inside:-** Generous open plan family and dining area- Separate formal living room with gorgeous natural light - Gourmet kitchen with stone bench tops, island bench and gas cooking- Breakfast bar to kitchen- Spacious bedrooms all with double blinds and built in robes- Large master suite with walk in robe and ensuite- Main bathroom fully appointed with separate bath and shower- Full sized laundry with ample storage and access to outside- Ducted reverse cycle air conditioning

**Outside:-** Covered alfresco entertaining with timber deck- Double garage with internal access- 6.6kw solar panels installed with 5kw inverter- Short walk to local Crace shops- Water feature

**Construction Information:-** Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Fences: Timber fences- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this masterplanned neighbourhood. This suburb provides numerous outdoor spaces and venues for family and friends to meet. Leave your car in the garage on weekends and stroll to the parks, cafes, restaurants and bars, as well as the hairdresser, gym and supermarket. Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.