

2 Eba Street, Crace, ACT 2911

MARQ

Sold House

Monday, 14 August 2023

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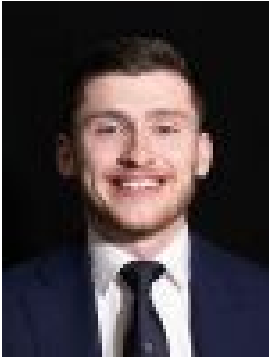
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 588 m2

Type: House



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\$1,430,000

This stunning split-level, four-bedroom residence is situated in one of Crace's most tightly held pockets, overlooking the beautiful Hilltop Reserve. Designed with a northern aspect to the open plan living areas, this home boasts style, comfort and functionality. With high ceilings throughout and large double-glazed windows, this home attracts plenty of natural light, providing a warm and homely feeling. The kitchen is a highlight, enjoying quality fixtures with ample storage space, a walk-in-pantry and large island bench with 40mm, waterfall edge, stone benchtops. The open plan living areas seamlessly flow onto the north-facing covered alfresco area, opening onto a great backyard, and even a cubby house for the kids. The versatile layout includes three separate living areas: formal lounge, living/dining, and a rumpus room perfect for entertaining guests and children. The generously proportioned master bedroom is also north facing and complete with a large walk-in-robe and double shower ensuite with floor to ceiling tiles. The home overlooks the Hilltop Reserve and is only a 3 minute walk from the Crace Shopping Village, lifestyle amenities, and bus links to Gungahlin, Belconnen and the City. Open plan design, adjacent to reserve with northern aspect providing wonderful all-day sunlight. Generous kitchen with quality appliances, walk-in-pantry, ample bench space, storage and plumbed fridge. Double glazed corner stacking doors opening onto the covered alfresco area, extending the home's open plan living and entertaining space. Separate rumpus room off the living area, with feature bulkhead lighting and sliding doors for privacy, along with a custom cabinetry study nook, shelving and storage. Covered alfresco (under roofline) with natural gas point, low maintenance gardens front and back, garden shed and luscious grass. North-facing master bedroom with large walk-in-robe and double shower ensuite with 20mm stone bench tops and floor-to-ceiling tiles. Main bathroom featuring 20mm stone bench tops, floor-to-ceiling tiles, walk-in shower, and bath. Bedrooms 2, 3, and 4 all generous in size with custom built-in robes. Full sized laundry with 20mm stone bench tops, custom storage, and external access. Tall 2.7m ceilings with square set cornices throughout and, engineered European oak timber flooring. Double glazed windows throughout, with blinds, sheers and plantation shutters. Zoned ducted gas heating with add on electric cooling. Cabled TV points, aerial and NBN connectivity throughout. Incredible amount of storage throughout the home with attractive custom cabinetry and joinery. 3000L rain tank with pump and plumbing connection to outdoor tap, laundry and toilets. Slightly oversized double garage with storage, bench space and external access. Part of an incredible neighbourhood community with parks and playgrounds on your doorstep. Great street presence with wide frontage and feature lighting at night. A three minute walk to the local shops with Supabarn, Club Lime gym, chemist, cafes, pub and mixed-use shops. Ideally located only moments to Belconnen, Gungahlin and the City with a variety of quality private and public schools nearby. Living Size 205sqm, land size 588sqm