

21 Chance Street, Crace, ACT 2911

House For Sale

Friday, 19 April 2024

Canberry.

Live Where You Love

21 Chance Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 240 m2

Type: House



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Offers Over \$895,000

Indulge in contemporary living with this spacious separately titled Mondo terrace home, nestled in the vibrant community of Crace. Originally one of the coveted display residences that ignited the imagination of lifestyle seekers, this home was where dreams were born, and aspirations realised. With only a small number of Mondo homes built in Crace, this outstanding property offers the largest floor plan amongst all the terrace homes in the suburb, boasting an impressive 168m² of living space over two levels. With three oversized bedrooms on the upper level, master with ensuite and walk-in-robe and thoughtfully designed interiors. Step inside to formal living and dining at the front, that could also become the perfect work from home space flowing through to casual living and kitchen at the rear, every detail of this home has been carefully considered to ensure comfort, functionality, and style. The developers of Crace were committed to demonstrate sustainability. This home was upgraded right from the start and awarded Greensmart accreditation by the Housing Industry of Australia. Situated in the heart of Crace, the new owner will enjoy unparalleled access to a wealth of amenities, including parks, Crace shops including Supabarn, The District, recreational facilities, public transport and living amongst a community of like-minded residents. Whether you're exploring the picturesque surroundings of the suburb or unwinding in the privacy of your own backyard, this home offers a lifestyle where dreams are realised. At a glance.....

- HIA accredited Greensmart House
- Contemporary living in a heart of Crace
- Formal living at the front of the home and casual living and kitchen located at the rear
- Upgraded kitchen includes stone benches, ample cupboards, sit up breakfast bench, 750mm cooktop and oven and dishwasher drawers
- Three oversized bedrooms on the upper level, master with ensuite and walk in robe, whilst the other two bedrooms provide built in robes
- Main bathroom with separate shower, soaking bath, vanity and separate toilet
- Powder room with sink on lower level
- Ample storage throughout
- Separate laundry room located off the kitchen with internal clothesline
- Split system air-conditioning in each bedroom, formal and casual living (5 split systems throughout)
- Double glazed windows and doors throughout
- Crimsafe front and rear screen doors
- Recently repainted
- New Roller blinds throughout
- Double glazed openable skylight in stairwell to allow for natural sunlight and ventilation
- 2.7m ceilings on the lower level and 2.55m ceilings on the upper level
- Square set cornices throughout
- Solar heat pump
- Large external private courtyard
- Double enclosed carport from rear laneway
- 2,000 litre water tank with pump

Property Facts

- Built: 2010
- EER: 5.0
- Total Living over two levels: 168.97m² (approx.)
- Garage 40.78m² (approx.)
- NBN Fibre to the Premises (FTTP)
- Heating and Cooling: Split Systems x 5 throughout the house
- Instantaneous Gas Hot Water
- Rates: \$719.50 per quarter (approx.)
- Land Tax: \$1,193.13 per quarter (approx.) if rented out
- Community Title Fees: \$269.27 per quarter
- Rental Appraisal - \$730.00 per week

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