

**22/50 Hillcrest Street, Crace, ACT 2911**



**Apartment For Sale**

Thursday, 1 February 2024

22/50 Hillcrest Street, Crace, ACT 2911

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 131 m2**

**Type: Apartment**



Amr Bakry  
0400284930



Samantha Linsdell  
0402507902

## AUCTION

Welcome to this stunning top floor two-bedroom plus study apartment in the boutique Newtown complex in Crace. This contemporary apartment is sure to impress investors as well as first home buyers. The open-plan living area, huge balcony with spectacular views and modern kitchen will make entertaining here, a delight. This home is equipped with split system heating and cooling, double glazed windows and ceiling fans and with its 6-star energy efficiency rating, you'll enjoy year-round comfort with lower energy bills. The two light-filled bedrooms offer views and plenty of space. The master bedroom boasts a walk through wardrobe and ensuite with twin monsoon shower heads, sleek frameless glass shower screen, floor to ceiling porcelain tiles, floating vanity, in-wall cistern toilet and heated towel rails. The skylit study with built in wardrobe could easily double as a guest room, media room or second living area. Crace was rated in the top five most liveable suburbs in Canberra for families. This apartment is located in the heart of Crace within only a few minutes walk to the Supabarn supermarket, cafes, gym, parkland and public transport.\* Large study with skylight\* Split system cooling and heating\* Double glazed windows throughout\* European laundry\* Hardwood timber flooring in the living, dining and kitchen\* Stainless steel Bosch dishwasher\* Stainless steel 900mm Miele oven, induction cooktop and rangehood\* Two car spaces plus motorbike and large storage cage\* Tenanted until February 2025 for \$630/week Internal: 108sqm (approx.) Balcony: 23sqm (approx.) Secure parking: 2 cars plus motorbike Strata: \$1,735pq (approx.) Rates: \$475pq (approx.) Land tax: \$610pq (approx. if rented) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.