

22 Benalla Street, Crace, ACT 2911

STONE

Sold House

Friday, 18 August 2023

22 Benalla Street, Crace, ACT 2911

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Jess Smith
0410125475



Jess Doolan
0262538220

Contact agent

Complete with stylish interiors, high-quality inclusions and set in a premier location, this stunning 4-bedroom ensuite home offers superb boutique indoor/outdoor living and entertaining. With a flawless kitchen with quality inclusions, multiple light-filled living areas, ducted gas heating and evaporative cooling, exceptional quality bathrooms plus a private alfresco entertaining area flowing from your kitchen, dining and living room. It enjoys a very convenient location in the heart of Crace also within a short drive to major shopping centres, schools and playing fields. Features Overview:- North-facing living areas- Single-level floorplan, free-standing separate title home- 6kW solar system with 22 panels - Uniden G17XX Security Camera System with 4x Cameras and monitor - Swim Spa, Cabana and outdoor kitchen- NBN connected with FTTP- Age: 11 years (built in 2012)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 219.20 sqm - Alfresco: 15.4 sqm- Porch: 4 sqm- Garage: 38.40 sqm- Total residence: 277 sqm- Block: 540 sqm Prices- Rates: \$797 per quarter- Land Tax (Investors only): \$1,358.50 per quarter- Conservative rental estimate (unfurnished): \$850 - \$900 per week Inside:- Large master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Segregated study at the front of the home, can act as a bedroom- Modern main bathroom with separate toilet- Formal rumpus room- Open plan living with glass sliding doors through to the alfresco- Spacious kitchen with walk-in pantry, ample storage and high-quality appliances- Island bench- Dining room with glass sliding doors through to the alfresco- Front family room with ample natural light and space- Laundry room with external access- Ducted gas heating and evaporative cooling- Instantaneous gas hot water- Double-car garage with internal access and ample storage space Outside:- Large back alfresco with outdoor kitchen and BBQ- Outdoor electric blinds to the west side of the home. - Outdoor Cabana with relaxing lounge chairs- Wooden deck with stairs that lead up to the large swim spa- Easy to maintain back and front gardens- Ample space in the fully enclosed backyard for the kids and pets to play all-day- Backwater feature- Fixed cat run at the side of the home ready for your pets to enjoy that is also easy to remove Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer, FC sheeting and colorbond cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this master-planned 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. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further enquiries.