

**22 Fingal Street, Crace, ACT 2911**

**House For Sale**

Thursday, 6 June 2024



22 Fingal Street, Crace, ACT 2911

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Josh Morrissey  
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## By Negotiation

What you see: A striking facade and an exceptional floorplan designed by The Mill Architecture to accommodate families at any stage with the custom finishes to match. Opposite reserve, offering elevated and low maintenance outdoor spaces with stunning views putting this home at the top of the wish list. What we see: All of the above. See more: Two storey architecturally designed residence East facing adjacent reserve and walking trails Modern farmhouse style kitchen with an oversized Calacatta stone bench, shaker style cabinetry and walk in pantry Appliances include new 900mm oven, gas cooktop and integrated dishwasher Master bedroom with feature panelling, custom curtains and walk in robe Ensuite with dual vanity, feature step in shower with privacy wall Three additional bedrooms with built-in robes to bedrooms two and three Main bathroom with free standing bath, wall hung vanity and feature tiling Multiple segregated living areas for flexible floorplan across both levels Formal and informal living areas that seamlessly connect to the north facing alfresco via custom stacker doors for extended entertaining Ducted reverse cycle heating and cooling with zoning Double glazed windows Solar tinting Plantation shutters 11.7kw Solar System (Installed 2023) Additional under house storage Additional downstairs powder room Under stair storage room Double car garage with epoxy flooring and internal access Low maintenance outdoor area with recently seeded lawns and raised fire pit Within 2 minutes' drive to Crace shops Within 5 minutes' drive to Burgmann Anglican School Within 9 minutes' drive to Gold Creek School Within 7 minutes' drive to Gungahlin College Within 22 minutes' drive to Canberra CBD Ground Level: 132m<sup>2</sup> Upper Level: 76m<sup>2</sup> Total living: 208m<sup>2</sup> Alfresco: 18m<sup>2</sup> Garage: 46m<sup>2</sup> EER: 5.0 Block: 450m<sup>2</sup> UCV: \$604,000 (2023) Built: 2015 Rental range: \$930 - \$960 p.w Rates: \$3,178 p.a Land tax: \$5,411 p.a Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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.