

23 Benalla Street, Crace, ACT 2911

STONE

Sold House

Thursday, 5 October 2023

23 Benalla Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 450 m2

Type: House



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\$1,040,000

Situated on a quiet and friendly street, this stunning home offers all the luxuries you could ask for. This modern and spacious presented three-bedroom, three-bathroom home boasts sun-drenched formal and informal living areas. Its practical and stylish outdoor entertaining spaces combine with the open-flow kitchen and butler's pantry to offer an ideal indoor-outdoor living experience. Features Overview:- North facing to the rear- Single level floorplan, free standing separate title home- NBN connected with FTTP- Age: 11 years (built in 2012)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 171.20 sqm- Alfresco: 16.17 sqm- Porch: 3.54 sqm- Garage: 41.60 sqm- Total residence: 232.51 sqm- Block: 450 sqm Prices- Rates: \$728 per quarter- Land Tax (Investors only): \$1,129.5 per quarter Inside:- Master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom at the back of the home and second bathroom at the front- Formal living room at the front of the home- Spacious open-plan living and dining- Large kitchen with ample storage, stainless steel appliances, island bench and walk-in pantry- Ducted gas heating- Instantaneous gas hot water- Large laundry room with ample storage and external access- Double garage with storage, internal and external access Outside:- Large alfresco area surrounded by beautiful mature gardens- Ample space for entertaining family and friends Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Concrete roof tiles- 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-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0 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 on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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 to make further enquiries.