

23 Dobikin Street, Crace, ACT 2911

STONE

House For Sale

Thursday, 13 June 2024

23 Dobikin Street, Crace, ACT 2911

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 140 m2

Type: House



Jess Smith
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\$650,000+

Experience modern comfort and stylish living in this delightful home. Inside, you'll find spacious bedrooms complete with built-in robes, and a well-appointed bathroom offering convenience and style. The open-plan living and meals area is perfect for entertaining, complemented by a modern kitchen with ample storage and workspace. The European-style laundry is efficiently designed, adding to the home's functionality. Secure parking is provided by a single car carport. Outside, enjoy the inviting pergola, perfect for outdoor dining and relaxation, and a well-maintained backyard ideal for leisure and activities. This home combines comfort, style, and practicality in one perfect package. Features Overview:- Two-storey floorplan, separate title home- Only a minute's stroll to shops, playgrounds, and bus stops- NBN connected with FTTP- Age: 15 years (built in 2009)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 88.89 sqm (41.17 sqm upstairs and 47.72 sqm downstairs)- Pergola: 5.97 sqm- Porch: 1.15 sqm- Car Space: 23.10 Sqm- Total Residence: 119.11 sqm- Block Size: 140 sqm Prices- Rates: \$493.00 per quarter- Land Tax (Investors only): \$682.34 per quarter- Conservative rental estimate (unfurnished): Currently on a fixed term lease for \$565 per week until 12/10/2024 Inside:- Spacious bedrooms with built-in robes - Well-appointed bathroom for your convenience- Open-plan living and meals area- Modern kitchen with ample storage and workspace- European-style laundry - Single car carport providing secure parking- x2 Heater panels on both floors - Air conditioner in living room Outside:- Inviting pergola, ideal for outdoor dining and relaxation- Well-maintained backyard, perfect for leisure and activities Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Compressed fibro cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this masterplanned 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.