

**25/50 Hillcrest Street, Crace, ACT 2911**



**Sold Apartment**

Monday, 14 August 2023

25/50 Hillcrest Street, Crace, ACT 2911

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 57 m2**

**Type: Apartment**

## Contact agent

Buyers Guide \$399,000+ Perfectly positioned within the highly sought after Newtown complex in Crace, this light-filled two bedroom apartment is the perfect first home, or an exceptional investment opportunity calling your name! The well designed top floor apartment offers a stylish kitchen, with AEG stainless steel appliances and stone bench tops, and overlooks the open plan living area which seamlessly connects with the substantial sized balcony. Bedrooms one and two are separated by the polished bathroom. Both bedrooms include built-in robes, while bedroom two also hosts a study-nook. Completing this fantastic opportunity is the secure car space plus lockable storage unit. The apartment is conveniently located within close proximity to Crace's shopping and dining precinct. Crace Recreational Park is also only a short walk away and features a multi use, full sized sports court along with a modern outdoor gym and playground. With easy access to Barton Highway and Gundaroo Drive, The Canberra City and Gungahlin Town Centre are at your fingertips! Features:- Living: 57m<sup>2</sup>- Balcony: 17m<sup>2</sup>- Second level to the common areas- Open plan living area with split system- Kitchen with stone bench tops- Bedroom one with built-in robe- Bedroom two with built-in robe and built-in desk- Main bathroom with wall to wall shower and tastic- Security intercom- Secure underground parking with security cameras- Lockable storage unit in garage- Lift access to unit from garage and front entrance- Common areas with barbeque and covered seating- Body Corporate: approx. \$777.93 per quarter Local Amenities within easy level walking distance:- Coffee Guru: 170m- Busy Bees Child Care: 210m- Crace Supabarn, Capital Chemist, The District: 220m- Crace Recreation Park, Outdoor Gym, Futsal & Basketball Court: 400m- Your GP Crace and Capital Pathology: 650m