

26 Baratta Street, Crace, ACT 2911

STONE

Sold House

Monday, 14 August 2023

26 Baratta Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 294 m2

Type: House



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\$910,000

Perfectly positioned in the sought-after suburb of Crace is this immaculately presented 3-bedroom family home. Boasting a lifestyle of comfort and convenience, this well-thought-out floor plan offers open-plan living at its best complete with unique and quality finishes throughout. Features Overview:- Two-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 12 years (built in 2011)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 160.22 sqm (80.49 sqm upstairs and 79.73 sqm downstairs)- Alfresco: 15.21 sqm- Porch: 2.98 sqm- Garage and store: 38.32 sqm- Total residence: 216.73 sqm- Block: 294 sqm Prices- Rates: \$583.75 per quarter- Land Tax (Investors only): \$868.50 per quarter- Conservative rental estimate (unfurnished): \$600 - \$620 per week Inside:- Master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Study nook on the landing with storage- Main bathroom with bath and separate toilet- Front formal living room- Light-filled open-plan living, dining and kitchen- Spacious kitchen with high-quality appliances, ample storage and an island bench- Ducted reverse cycle heating and cooling- Instantaneous gas hot water- Laundry room with external access- Extra W/C downstairs- Single-car garage with ample storage space and internal access Outside:- Back Alfresco - Easy to maintain front and back garden- Fully enclosed back grassed yard, perfect for the kids and pets to play all day Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames to all windows except the front door which has a timber window installed- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-2.0 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 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.