

27 Abena Avenue, Crace, ACT 2911



Sold House

Sunday, 8 October 2023

27 Abena Avenue, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 373 m2

Type: House



Vince Qi

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Contact agent

Nestled in a vibrant neighbourhood, this light-filled home offers everything you and your family have been searching for. With 4 sizable bedrooms, open plan living, and an established garden, you will fall in love with this lovely home at first sight. Bask in natural sunlight that floods through large windows, making every corner of this home warm and inviting. Say goodbye to gloomy days and hello to a vibrant atmosphere. Experience the joy of open concept living with a modern kitchen that seamlessly connects to the spacious lounge area. Whether you are cooking, entertaining, or enjoying family time, this layout fosters togetherness. A well-placed powder room on the ground level ensures comfort and ease for you and your guests. Each bedroom is thoughtfully designed to offer ample space for relaxation and personalization, and all are equipped with built-in robes. Step outside to embrace the greenery, the mature garden offers a sense of escape from the hustle and bustle. The expansive alfresco area is perfect for entertaining or simply unwinding after a long day. Plant lovers will appreciate the easy-maintained rear garden bed. Grow your own herbs, flowers, or vegetables and enjoy your own created beauty of nature just steps from your lounge. Park with peace of mind in the spacious garage, providing ample storage space and protection for your vehicles. This home is ideally situated, offering easy access to local amenities, schools, parks, and shopping centres. Enjoy the convenience of a vibrant community right at your doorstep. A moving-in-ready home awaits to welcome its new owners. In close proximity to:

- Crace recreation park
- Hilltop reserve and playground
- Busy Bee early learning
- Burgmann College
- Supabarn Crace
- Crace central shopping mall
- Gungahlin pond playground
- Gungahlin town center

Statistics (all measures/figures are approximate):

- Block 23 Section 15
- Land size: 373.00 sqm
- Home size 221.88 sqm
- Upper Residence: 86.19 sqm
- Lower Residence: 92.34 sqm
- Garage: 43.35 sqm
- Land value (UCV): \$553,000
- Rates \$711.00 per quarter
- Land tax \$1,166 per quarter (if purchased as an investment)
- EER: 3.0
- Rental appraisal: \$870.00 - \$920.00 per week unfurnished