

28 Fairfield Street, Crace, ACT 2911

STONE

Sold House

Monday, 14 August 2023

28 Fairfield Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 270 m2

Type: House



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\$830,000

Perfectly presented and located in a quiet street this light-filled, two-storey, separate-title, three-bedroom home is sure to impress. Featuring wonderful 2.7m ceilings and segregated living areas this property will accommodate both families, investors and professional couples alike. The tiled front entrance flows seamlessly into an open-plan living room and the kitchen and dining room lead through double-glazed sliding doors to a private courtyard with space for outdoor seating or a BBQ area. The crisp decor, floor-to-ceiling windows and easy access to the rear courtyard all contribute to a light, airy, and spacious feel throughout the home and completing the downstairs amenity is a laundry, separate powder room, and generous under-stair storage space.

Features Overview:- Double storey floorplan, separate title home- NBN connected with FTTP- Age: 11 years (built in 2012)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 136.51 sqm (66.36 sqm upstairs and 70.15 sqm downstairs)- Porch: 0.99 sqm- Pergola: 8.76 sqm- Garage: 40.78 sqm- Total residence: 187.04 sqm- Block: 270 sqm

Prices- Rates: \$571.5 per quarter- Land Tax (Investors only): \$783.5 per quarter- Community Title: \$194.94 per quarter

Inside and outside:- Ample light throughout- Master suite with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath- Formal and Informal living spaces- Open plan kitchen with ample storage, stainless steel appliances and island bench- Split systems installed- Instantaneous gas hot water- Laundry room with separate WC downstairs- Double garage- Easy care front and back courtyards

Construction Information:- Flooring: Concrete slab to the ground floor level. Timber floor framing to the upper floor level- External Walls: Compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond roof cladding- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Double glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.1 with anticon roof blanket

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

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