

28 Samaria Street, Crace, ACT 2911



House For Sale

Tuesday, 6 February 2024

28 Samaria Street, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Steve Langford

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Forthcoming Auction

What you see: A modern, single level home adjacent to the Crace hilltop park. Refreshed throughout this spacious family home is ready to inspect! What we see: The perfect blend of design, location and condition all just a short walk to the local Crace central shopping center. This stunning low maintenance lifestyle could be your forever home. See more: Large central kitchen Single cut stone island bench Granite bench to kitchen 600mm Stainless steel oven 900mm Stainless steel gas cooktop 900mm Stainless steel range hood Stainless steel dishwasher Timber floor throughout Large master suite Walk in robe to master Ensuite to master Floor to ceiling tiles in Ensuite Custom vanity to Ensuite Three additional bedrooms with robes Separate dedicated study Main bathroom with full size bath Floor to ceiling tiles in bathroom Custom vanity in bathroom Square cut cornice in wet areas Square cut cornice throughout living Square cut cornice in bedrooms Separate formal lounge room Made to measure window treatments Double roller blinds to living areas 10kw solar system Ducted reverse cycle air-conditioning Zoned Air-conditioning Gas continuous hot water Double garage with 3.5m ceiling height Ceiling height 2.7m throughout Dropped bulkhead over kitchen Low maintenance grounds Easy to maintain Rainwater tank to external garden taps Within 2 minutes walk to the Crace Shops Within 6 minutes drive to Gungahlin Within 10 minutes drive to Belconnen Within 15 minutes drive to the City Close proximity to quality schooling options Easy access to local walking trails and nature reserve Living size: 218.6 sqm Alfresco: 16.5 sqm Double Garage: 39.9 sqm Total under roof: 275 sqm Built: 2014 EER: 6.0 Land size: 555 sqm UCV: \$727,000 Rates: \$3,683 p.a Land tax: \$6,493 p.a (If rented) RECENT SALES NEARBY 22 Benalla Street, Crace - \$1,325,000 92 Drooka Crescent, Crace - \$1,350,000 21 Fingal Street, Crace - \$1,407,000 55 Baratta Street, Crace - \$1,410,000 106 Cocoparra Crescent, Crace - \$1,430,000 Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property 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.