

29 Abena Avenue, Crace, ACT 2911

Sold House

Thursday, 14 September 2023

Canberry.

Live Where You Love

29 Abena Avenue, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Auction Location: On site What you'll love... 29 Abena Avenue is a seriously supersized family home, situated with an open outlook in one of Gungahlin's favourite suburbs, Crace. Boasting approximately 187sqm of internal living across two floors, the home is the perfect property prospect for any investor or family looking to upsize, upgrade or spread out. Crace is a prime spot for your tenants or family to make their home - Nearby to the hustle and bustle of Gungahlin town centre and Belconnen town centre, with easy links to Canberra's CBD and beyond thanks to close proximity to Gundaroo Drive and public transport, you'll have everything on your doorstep. What's more, with parkland and shops close by, the kids will be absolutely chuffed. The home's ground floor is an expansive family oasis with multiple living options. The adults will love the front of the home - A separate living area creates an ideal space for a parent's retreat or formal entertaining area. Beyond there is an open-plan kitchen, living and dining area. Sleek, modern and immaculately presented, it provides the ultimate backdrop to busy school morning routines, family dinners and entertaining friends. The kitchen is well appointed, with stone bench tops, stainless steel appliances and a large island bench, and the pantry provides some sensational storage solutions. The open-plan living and dining area overlooks the yard, with direct access to the covered entertaining area and low maintenance backyard. Back inside, ducted climate control keeps the whole house cool, bedrooms included. Three of the home's four bedrooms are upstairs, with the fourth off the living area downstairs. The main bedroom is your sanctuary - Well-proportioned and well-lit thanks to its northerly aspect and serviced by a contemporary ensuite and walk-in-robe. The remaining bedrooms also benefit from built-in-ropes and good proportions. There's another bonus waiting upstairs, too - A sitting area that could easily double as a kid's rumpus. Without doubt, 29 Abena Avenue, Crace is a beautiful home that you and your family will thrive in. With stunning finishes, awesome spaces and a versatile floor plan, this truly is a home in which you'll live where you love. At a glance... - A seriously supersized family home - Boasting approximately 187sqm of internal living across two floors - The home's ground floor is an expansive family oasis with multiple living options - A separate living area for formal entertaining - Beyond an open-plan kitchen, dining and living area which opens out to the pergola - The kitchen is packed with storage, stone bench tops, pantry, has fantastic modern appliances - Upstairs an additional living area - The master bedroom serviced by its own ensuite and walk in robe - Two generous sized bedrooms with built-in robes and serviced by the main bathroom - The fourth bedroom and powder room located downstairs, a perfect option for guests - Laundry with courtyard access - 2700mm ceiling height to ground floor - Ducted gas heating and evaporative cooling Love the location... - Within 1 minute's walk to bus stops - Within 2 minutes' walk to Recreation park with fitness and sporting facilities - Within 4 minutes' walk to the Crace shops - Within 4 minutes' walk to Health Centre - Within 7 minutes' drive to the Gungahlin Town Centre - Within 17 minutes' drive to the Canberra City Property details... Ground Floor: 109.93sqm (approx) Upper Floor: 77.12sqm (approx) Total Living: 187.05sqm (approx) Pergola: 16.07sqm (approx) Garage: 38.49sqm (approx) Porch: 10.77sqm (approx) Total Build: 252.38sqm (approx) Block: 336sqm (approx) Built: 2011 EER: 4.0 Rates: \$696 pq (approx) Land Tax: \$1,130 pq (approx) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.