

31 Dobikin Street, Crace, ACT 2911

home by holly

House For Sale

Thursday, 6 June 2024

31 Dobikin Street, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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\$995,000+

Light paints the timber floors golden and crisp white walls, soothe and calm. Sun-drenched and airy, this gorgeous townhouse brims with cheer, reading more like a spacious house, with its multiple social domains and effortless flow to landscape. This lovely four-bedroom home forges a wonderful connection with outdoors with its drift to sunny patio, creating a relaxed natural immersion, moments from the dynamic Gungahlin precinct. Ideally placed within walking distance to parks, reserves and the fab Crace Central, the home is an easy stroll to local fav, The District Bar and Restaurant with its award-winning burgers. The form is a striking combo of raw brick, and smooth white, with pops of black framed windows and sun shielding fixed louvres. Magnolias soften the frontage, as a garden path ushers past soft lawn, to the sheltering front porch. Within it is all paired-back Scandi charm, sun-dappled and airy, as high ceilings and multiple glazing gifts a relaxed holiday feel. The hero of the home is the north facing, open plan living, dining and kitchen, spilling to pergola covered patio. One imagines spending whole summers dining alfresco, welcoming friends and hanging garden side. There is plenty of space for the kids to play, with paved arenas perfect for impromptu games of basketball. The kitchen is a bright affair in all white, with banks of storage and generous worktops. Incredible storage and sleek appliances make catering a breeze and there is a large peninsula fostering a family togetherness, a relaxed chatty ease. Glass sliders and epic windows capture warming light; the whole open arena blessed by a happy liveability...the kind of space where people naturally gather for cups of tea and long conversations and where dinner parties last well into the night, spilling garden-side on warm summer evenings. The expansive ground floor also houses a second more secluded living space – perfect for the adults to sojourn on cooler nights for a drink or two. Or think, movie nights for the kids while you entertain. This versatile space could just as easily be used as a dedicated kid's playroom. There is an adjacent bedroom, that could also be used as a study and a convenient downstairs third bathroom means family and friends don't have to troop upstairs. The intimate zone is nicely sequestered on the top level, where three elegant bedrooms brim with ample storage and share a welcoming cosiness with soft carpet, peaceful elevated views. The master suite is a generous affair, with walk-in-robe and large ensuite with a relaxing bathtub. Two additional bedrooms centre around a family bathroom, also graced by a tub. Both bathrooms are finished in warming neutrals combined with crisp whites and feature ribbon of mosaic tiling in the soft hues of river stones. Crace is a suburb of the Gungahlin district and shoulders Palmerston, Percy Hill, and Gungahler Nature Reserve. The home is within walking distance of Crace Central offering a large Supabarn, independent stores and cafes, with local favourite including, The District Bar and Restaurant for a fab cous cous salad and award-winning burgers. The area is famed for its stunning natural surrounds and ample parklands. It is an easy walk to Hilltop Reserve and its playground and all the scenic trails of Gungahler Reserve. Close to the thriving Gungahlin precinct, Lake Ginninderra, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 20 minutes to the CBD. features..beautiful four-bedroom townhouse in popular Crace.two living areas, three bathrooms.sun-drenched and airy with high 2.7m ceilings.open plan living, dining and kitchen flowing to pergola covered alfresco dining.elegant kitchen with banks of storage, peninsula, gas cooktop, electric oven and dishwasher.second living area or playroom with glass sliders to rear yard.hybrid timber flooring.downstairs full bathroom.internal laundry with rear yard access.three peaceful bedrooms upstairs with soft carpet.additional bedroom on ground floor.large master bedroom with walk-in-robe and ensuite with bathtub.second and third bedroom with built-in-robos.family bathroom with bathtub. ducted gas heating . reverse cycle split system to living and main bedroom . automatic double garage . NBN connected . water tank. covered patio .walking distance to parks, reserves, and Crace Central shopping centre.handy to the Gungahlin precinct and a mere 20 mins to the CBD by car*this property is currently tenanted EER: 2.5Land size: 383m (approx)UV: \$553,000Rates \$2,872 (approx)Internal living area: 185m2 (approx)Year built - 2011 (approx)Community title: \$242,00 p/q