

34 Stowport Avenue, Crace, ACT 2911

STONE

House For Sale

Thursday, 29 February 2024

34 Stowport Avenue, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 336 m2

Type: House



Jess Smith
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Alex Ogbonna
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\$1,075,000 - \$1,115,000

Crafted with meticulous attention to detail and contemporary finesse, this remarkable home exudes architectural elegance and a well-designed layout. Boasting modern fittings and fixtures, along with inviting, sunlit living and entertaining spaces, this residence is set in a peaceful area, offering tranquil views of green open spaces. Its enviable location places it within walking distance to the abundance of lifestyle amenities at Crace Shopping Centre. Features Overview:- 6 x security cameras and Alarm- Double level floorplan- Double-glazed windows- NBN connected with FTTP- Age: 11 years (built in 2013)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 140.09 sqm (43.58 sqm upstairs and 96.51 sqm downstairs)- Porch: 5.41 sqm- Alfresco: 19 sqm- Garage: 39.48 sqm- Total residence: 203.98 sqm- Block: 336 sqm Prices- Rates: \$833.8 per quarter- Land Tax (Investors only): \$1438.6 per quarter - Conservative rental estimate (unfurnished) \$790 – \$810 per weekInside:- Two Spacious master suite both with ensuite- Well sized rooms all with Built-in robes- Bathroom with full sized tub and separate toilet - Contemporary kitchen with stone bench and mirror backsplash- Family and meals area flowing onto landscaped entertaining area- Double garage with internal access- Ducted evaporative cooling and gas heating- Double glazing throughoutOutside:- Large backyard perfect for kids and pets Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber joists to the upper floor level- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Double glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this masterplanned 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 on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.