

35 Maranunga Crescent, Crace, ACT 2911

House For Sale

Friday, 5 April 2024



35 Maranunga Crescent, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 232 m2

Type: House



Bree Prince
0261821802



Isabella Anastasi
0484920278

Auction 20/04/24

What you see: Custom design and meticulously maintained this well proportioned family home sets a standard for high quality, low maintenance living. What we see: Tastefully considered and masterfully executed this home is favorably positioned north to the rear and adjacent to green belt space only moments away from all the amenity this master planned community has to offer. See more: Built by Classic Construction Generous kitchen and walk in pantry Stone island bench Under sunk sink Miele 600mm Oven Smeg 900mm induction cooktop Schweigen 900mm slimline rangehood Miele dishwasher Feature window splashback to kitchen Soft close drawers Custom joinery throughout kitchen Large master suite Walk in robe to master Ensuite to master Floor to ceiling tiles in Ensuite Custom wall hung vanity Frameless shower screen Three additional bedrooms with robes Main bathroom with full size bath Floor to ceiling tiles in bathroom Custom wall hung vanity in bathroom Stone benchtops to vanities Recessed shelves in showers Square cut cornice in wet areas Separate formal lounge room Custom miter joint feature window to lounge Made to measure window treatments Combination single/double roller blinds Evaporative Ducted Air Conditioning Ducted heating Gas continuous hot water Double garage 2.7m Ceiling throughout Low maintenance gardens Blue stone retaining walls Custom landscaping Easy to maintain Rainwater tank to external garden taps Within 5 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: 192.49 sqm Double Garage: 39.72 sqm Total under roof: 232.21 sqm Built: 2013 EER: 6.0 Land size: 450 sqm UCV: \$604,000 Rates: \$3,178 Rental Appraisal: \$840.00 - \$870.00 per/wk Land tax: \$5,411 (If rented) 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.