

# 35 Stowport Avenue, Crace, ACT 2911

## House For Sale

Friday, 19 January 2024

 BASTION  
PROPERTY GROUP

35 Stowport Avenue, Crace, ACT 2911

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 370 m2**

**Type: House**



Gerard Northey  
0438437790



Theo Koutsikamanis  
0431543649

## Contact Agent

On a tranquil tree-lined avenue in this master-planned suburb, and with the Crace shops just around the corner, this bright and airy home captures a prized north aspect to the rear capturing an abundance of natural light. Front, side and rear courtyards are screened by established hedges and trees, providing a surprising amount of privacy. On the ground level, there is plenty of living space creating options for a variety of purposes - allowing for both formal & informal dining/lounge areas, with a well-appointed kitchen ideally positioned and perfect for the at-home chef. Upstairs, the bedrooms are incredibly proportioned, with the master bedroom offering a spacious ensuite plus walk-in-robe. The two remaining bedrooms boast large built-in robes and are able to accommodate queen beds easily, with space for a desk or occasional furniture. Outside, the back yard is secure and suitable for pets, featuring a covered alfresco area, low-maintenance gardens and lawn. Accessed via Parilla Street, the oversized double garage is an added bonus, with plenty of room to accommodate vehicles and storage. Combining an impressive amount of internal living space, a versatile layout and a highly sought-after location, this home is sure to suit a variety of astute buyers looking for a quality property. - Separate title bookend terrace home - Approx. 165sqm of internal living space - Approx. 41sqm double garage - Large living areas with multiple layout options, abundance of natural light and large windows - Well-appointed kitchen with stone bench tops, stainless-steel oven, gas cooking & integrated dishwasher - Master bedroom features an ensuite, walk-in robe and balcony - Two remaining bedrooms suited to queen beds with built-in robes - Private and secure backyard with covered alfresco - Established and low-maintenance gardens - Oversized double garage - Moments walk to Crace shops Whilst all care has been taken to ensure accuracy, the material and information contained are approximate only and no warranty can be given. Bastion Property Group 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.