

5/48 Abena Avenue, Crace, ACT 2911



Apartment For Sale

Friday, 12 April 2024

5/48 Abena Avenue, Crace, ACT 2911

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 54 m2

Type: Apartment



Kathy Komar
0455891351

\$415,000

Welcome to 5/48 Abena Avenue, a meticulously maintained ground-floor one-bedroom apartment, perfect for first-time buyers, downsizers, or savvy investors. Conveniently situated across from Crace Shops, this home offers the perfect blend of convenience and comfortable modern living. Upon entry, you'll find an inviting open-plan layout, designed for contemporary living. The sunlit living space, with northerly aspect, opens out onto two outdoor areas, a rarity for an apartment of this size, providing a seamless blend of indoor/outdoor living. The stylish kitchen boasts quality stainless steel appliances, including a SMEG gas cooktop, oven, and dishwasher, ideal for culinary enthusiasts. Secure parking and two separate storage areas provide convenience and practicality. Located in one of Gungahlin's most coveted suburbs, Crace offers an array of amenities, from Supabarn Express to Clublime Gym, daycare facilities, and more. Its proximity to major thoroughfares such as the Barton Highway ensures easy access to Belconnen, the City, and Gungahlin Town Centre, making commuting a breeze. Property Features: * Open-plan ground floor apartment with northerly aspect. * Two private courtyards. * Split system heating and cooling. * Spacious bedroom with built-in robe. * Kitchen equipped with stone benchtops and SMEG appliances. * Secure undercover parking with two lockable storage units. * Additional street parking available. * Secure building access. * Opposite Crace Shops for added convenience. * Easy commute to Gungahlin and Canberra City. Living area: 54m² EER: 6 Strata: \$4,000 p.a. Rates: \$1,631 p.a. Land Tax: \$2,164 p.a. (investors only) Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.