

# 50/37 Redruth Street, Crace, ACT 2911

STONE

## Unit For Sale

Wednesday, 8 May 2024

50/37 Redruth Street, Crace, ACT 2911

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



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**\$449,000+**

Welcome to this beautiful 1 Bedroom + study top-floor apartment in the most sought-after suburb. It offers an abundance of natural sunlight and a seamless indoor, and outdoor flow. Fitted with a beautiful kitchen that includes quality appliances and open plan living and dining space which leads out to the spacious balcony. This beautifully designed apartment is conveniently positioned a stone's throw away from the local Crace Central, A supermarket, medical centre, hair salon, cafe, bar and even Club Lime gym on your doorstep.'Newtown' residence offers an easy-care lifestyle for those living a modern and convenient lifestyle in the great suburb of Crace. Features Overview:- Single-level apartment on the top floor (second)- Located only a minute's walk to the local race shopping precinct and public transport. - NBN connected with FTTP- Age: 8 years (built in 2015)- Units plan number: 4142- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Newtown- Number of units in development: 50- Strata management: Civium Strata Sizes (Approx)- Internal Living: 52 sqm- Balcony: 16 sqm- Total residence: 68 sqm- Car space: 12 sqm- Storage Cage: 1.6 sqm Prices- Strata Levies: \$894.83 per quarter- Rates: \$362.75 per quarter- Land Tax (Investors only): \$460 per quarter- Conservative rental estimate (unfurnished): \$480 - \$520 per week Inside:- Master suite with a built-in robe- Second room with a built-in robe perfect for a second bedroom or study- Spacious bathroom with a shower over bath and European-style laundry- Galley-style kitchen with quality appliances- Open-plan living with glass sliding doors through to the balcony- Split systems Outside:- Single car space located in the basement with a storage cage behind- Spacious balcony perfect for outdoor entertaining or relaxing- Well-maintained complex 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](mailto: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.