

55 Baratta Street, Crace, ACT 2911



Sold House

Thursday, 9 November 2023

55 Baratta Street, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Steve Langford

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\$1,410,000

What you see: A modern, light filled home that is tasteful and distinctive, combined with professionally landscaped grounds designed to create your secret garden oasis. What we see: The perfect blend of quality construction and finishes, executed across a stunning single level layout! All just a short walk to the local Crace central shopping center, this could be your forever home. See more: Large central kitchen Single cut stone island bench Reconstituted stone bench to kitchen Smeg 900mm free standing oven Smeg 900mm Gas cooktop Smeg Integrated microwave Smeg 900mm stainless rangehood Recently replaced dishwasher Glass splashback to kitchen Push to open and soft close drawers Custom joinery throughout kitchen Spotted gum timber flooring 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 Square cut cornice to living areas Tri step cornice in bedrooms Separate formal lounge room Made to measure window treatments Heavy curtains in bedrooms/living Combination single/double roller blinds Reverse cycle split system Ducted heating Gas continuous hot water Double garage 2.7m Ceiling throughout 3.9m Raked ceiling to main living area Dropped bulkhead over kitchen Low maintenance gardens Easy to maintain Automatic watering system 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: 237.88 sqm Alfresco: 25 sqm Double Garage: 39.21 sqm Total under roof: 277.09 sqm Built: 2011 EER: 5.0 Land size: 581 sqm UCV: \$685,000 Rates: \$3,511 Land tax: \$6,126 (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.