

**6 Dobikin Street, Crace, ACT 2911**

**CARTER + CO**

**House For Sale**

Friday, 8 March 2024

6 Dobikin Street, Crace, ACT 2911

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 269 m2**

**Type: House**



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## Auction

The features you want to know!+ Modern and beautifully presented 3-bedroom separate titled terrace home + Bookend terrace with only one neighbour+ Large master bedroom with built in robes and ensuite+ 2 further bedrooms with built in robes+ Upstairs spacious study space+ Oversized open plan kitchen, living and dining+ Custom in-built storage and display joinery with dimmable downlights to living area + Neutral kitchen joinery with generous storage+ 20mm stone benchtops + 5 Burner 900mm llve gas cooktop + 600mm live oven + Large dual kitchen sink with Villeroy and Bosch gooseneck pull-down mixer+ Double block out roller blinds to all windows and remote control blinds to master bedroom.+ Quality plush carpets to all bedrooms and study+ New Godfrey Hirst hybrid Oak flooring to downstairs kitchen, living and dining+ Spacious and beautifully landscaped wrap-around courtyard with front and rear access + Sizeable laundry with ample storage + Powder room downstairs for guests+ Down lights and ceiling fans to lower level + Split system heating and cooling + Provision for water to fridge cavity+ Large 2 car garage with additional storage Why you want to live here!Welcome to 6 Dobkin Crescent, Crace - where space meets contemporary elegance. This immaculate terrace home boasts 3 bedrooms, 2.5 bathrooms, and a 2-car garage, providing the perfect blend of comfort and style for the modern family.Recent upgrades have elevated this residence to new heights, featuring new timber floors and carpet, a full repaint inside and out, and state-of-the-art kitchen appliances. The result is a home that effortlessly combines functionality with luxury, ensuring a lifestyle that exceeds expectations.Step into the lower level and experience a seamless flow of space, with a large and open plan kitchen, living, and dining area. The living space extends to a covered pergola, offering a perfect spot to unwind while overlooking the beautifully landscaped yard. The large, wrap-around courtyard is a haven for family activities, providing ample space for children to play, pets to roam, and entertaining guests with style.Upstairs, discover a haven of tranquillity in the generous master suite, complete with a contemporary ensuite and private balcony. Two additional bedrooms with built-in robes, a main bathroom with a bath, and a generously sized study space complete the upper level, ensuring that every family member has their own space to relax and unwind.Situated in Gungahlin's premier suburb of Crace, this property combines convenience with prestige. A mere stroll away from Crace shops, Crace Recreation Park and bus stop along with easy access to main arterial roads, commuting to Gungahlin and the Canberra CBD has never been more convenient.The stats you need to know!Block: 24Section: 15EER: 4.5 StarsTotal house: 197.22m2 (approx.)Internal Living: 138.81m2 (approx.)Garage: 40.78m2 (approx.)Land Size: 269m2 (approx.)Rates: \$617p.q (approx.) Community Strata: \$224p.q (approx.)Land Tax: \$946p.q (approx.) \*Only applicable if rented\*Year Built: 2010Rental Appraisal: \$680 - \$720 per weekHeating and Cooling: Split System heating and cooling and ceiling fans to lower level