

6 Zanci Street, Crace, ACT 2911

STONE

Sold House

Thursday, 29 February 2024

6 Zanci Street, Crace, ACT 2911

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 179 m2

Type: House



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\$710,000

This dynamic two-bedroom home exudes sleek modernity and basks in natural light. Perfect for buyers seeking a hassle-free property with generous dimensions and contemporary touches. Its favoured layout encompasses an expansive combined dining and living space, a well-appointed kitchen, a guest powder room, and a laundry area. The ground floor is tiled, guaranteeing effortless maintenance. The kitchen boasts a view of the rear courtyard and is equipped with plentiful storage, spacious countertops, and quality appliances. Both the front and rear courtyards provide inviting settings for hosting gatherings year-round, ensuring enjoyment regardless of the weather. Features Overview:- Two-level floorplan, separate title home- Only a minute's stroll to shops, playgrounds, and bus stops. - NBN connected with FTTP- Age: 14 years (built in 2010)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 107.24 sqm (46.51 sqm upstairs, 56.40 sqm downstairs, and 4.33 sqm Stair void)- Pergola: 13.29 sqm- Porch: 0.69 sqm- Garage: 39 sqm- Total residence: 160.22sqm- Block: 179 sqm Prices- Community Title: \$115 per quarter- Rates: \$524 per quarter- Land Tax (Investors only): \$736 per quarter- Conservative rental estimate (unfurnished): \$520 - \$540 per week Inside:- Spacious bedrooms all with built-in robes- Bathroom with full-sized bath- Upstairs landing perfect for a work-from-home space or kids' study nook- Open-plan living drenched in natural light- Spacious kitchen with ample storage and bench space- Quality appliances- Breakfast bar- Allocated dining space with glass sliding doors through to the back pergola and garden- Large living area with glass sliding doors through to the front garden- Laundry room with powder room downstairs - Split systems- Wall-mounted heaters - Gas hot water- Ample storage throughout including under-stair storage Outside:- Double car garage- Spacious pergola area perfect for entertaining- Beautifully landscaped, fully enclosed back, side and front garden Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer and lightweight cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.1 with anticon roof blanket 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 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.