

**62 Chance Street, Crace, ACT 2911**



**Sold House**

Friday, 1 September 2023

62 Chance Street, Crace, ACT 2911

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 450 m2**

**Type: House**



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## Contact agent

What you see: A versatile flow of connective consistency throughout, with all of the hallmarks which make the family home exactly that. What we see: Designed to suit any season, any occasion and any time of the year. See more: Kitchen featuring 30mm stone benchtops and ample storage. Appliances include dishwasher, free-standing gas cooktop and electric oven. Ground floor master bedroom includes walk-in robe and ensuite. Additional three bedrooms with built-in robes. Bathroom featuring floor-to-ceiling tiles and spa bath. Multiple living areas. Dining area features custom bar. Ground floor powder room. Under stair storage. Large study area with custom joinery. Security screens. Quality window furnishings throughout. Large laundry with bench space and storage. Zoned ducted reverse cycle heating and cooling. Landscaped and established gardens. Large entertainers' deck with pergola. Instantaneous gas hot water. WiFi wireless dimmer lighting throughout ground floor living. Solar panels. Double garage with internal access and rear yard access. Additional covered car space. Within a 8 minute walk to Crace shops. Within a 8 minute walk to Crace Recreation Park. Within a 16 minute walk to Gungahlin Pond. Within a 6 minute drive to Gungahlin College. Within a 8 minute drive to Gungahlin Marketplace. Within a 8 minute drive to Casey Market Town. Within a 11 minute drive to Belconnen Town Centre. Within a 17 minute drive to Canberra CBD. Total house area: 250m<sup>2</sup>. Living: 205m<sup>2</sup>. Garage: 38m<sup>2</sup>. Porches: 7m<sup>2</sup>. Block size: 450m<sup>2</sup>. Built: 2010. EER: 3.5. Rates: \$2,918 p.a. Land tax: \$4,840 p.a. Rental appraisal: \$800 - \$850 p.w. Disclaimer: Please note the property will not be marketed under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. 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.