

7/4 Thadoona Street, Crace, ACT 2911

CapitalResidential

House For Sale

Tuesday, 9 April 2024

7/4 Thadoona Street, Crace, ACT 2911

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 5420 m2

Type: House



Cory McPherson
0261733000

\$399,000+

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****This immaculately presented one bedroom apartment is positioned on the ground floor of the tightly held Fitzroy complex. The spacious kitchen features granite bench tops and quality appliances. The kitchen overlooks the generous open plan sitting and dining room, which enjoys an added sense of space due to the high ceilings and natural light transfer via the floor to ceiling glass sliding door, which also gives access to the expansive rear courtyard. The accommodation consists of a large bedroom with a built-in robe. In addition there is a European style laundry and a linen closet. The courtyard has direct access to the rear visitor parking and there is a secure designated parking space and a storage cage. The complex is positioned opposite nature reserve and is very close to the fabulous Crace shopping centre, which features the Supa Barn, specialty shops and the District Pub. Explore a little further and you'll discover wonderful parks, reserves and of course, easy access to major facilities at the Gungahlin Town Centre, Dickson precinct and Civic. Why rent when you could be paying off your own home? Property features: Ground floor apartment. New LED lighting throughout. High ceilings. Modern kitchen with granite bench tops and quality appliances. Bedroom includes a built-in wardrobe and opens to the courtyard. European laundry and a linen closet. Reverse-cycle heating and cooling. Courtyard offers ample space for summer BBQ's and apartment style gardening. Single car accommodation and storage cage. Good visitor parking. Property size: 53 sqm. Currently leased until 26th September 2024. \$450 per week. Body Corporate: \$3,584 p.a. Rates: \$1,660 P.A. Land tax (only if rented): \$2046.96 P.A. Water Rates: \$747.08 P.A. Energy efficiency rating: 6.0. Last sold: 2021 (\$320,000). Year of construction: 2015. Comparable sales: 18/50 Hillcrest Street, Crace 27/09/2023 \$417,500. 25/50 Hillcrest Street, Crace 08/06/2023 \$415,000. 23/4 Thadoona Street, Crace 06/09/2023 \$410,000. 30/4 Thadoona Street, Crace 15/12/2023 \$410,000. 38/4 Thadoona Street, Crace 29/01/2024 \$410,000. 13/47 Abena Avenue, Crace 12/07/2023 \$401,000. 5/48 Abena Avenue, Crace 04/04/2023 \$400,000. 6/48 Abena Avenue, Crace 06/04/2023 \$395,000. 8/47 Abena Avenue, Crace 18/12/2023 \$390,000.