

7 Kappakoola Street, Crace, ACT 2911

STONE

House For Sale

Friday, 3 November 2023

7 Kappakoola Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 139 m2

Type: House



Jess Doolan
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Alex Ford
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\$750,000+

This beautiful 3-bedroom home is located in a prime location in one of the most sought-after suburbs of Gungahlin. Perfectly positioned opposite reserve, this home is suitable for all demographics with a low maintenance backyard, a fully appointed kitchen and spacious bedrooms. Inside:- Spacious bedrooms, all with built-in robes- Large master suite with walk-in robe and ensuite- Main bathroom with bath and separate toilet- Laundry room with external access - Modern kitchen with stainless steel appliances- Gas cooktop and electric oven- Ariston dishwasher- Ducted gas heating- Ducted evaporative cooling- Crimesafe security doors- Single garage with internal access

Outside:- Undercover alfresco- Low maintenance backyard - Timber fences fully enclose the premises

Features Overview:- North-East facing- Single-level floorplan, free-standing separate title home- Located in a fantastic area and with convenience at your doorstep, close to the Crace shopping centre as well as the Gungahlin Town Centre only minutes away- NBN connected with FTTP- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 6 Stars

Prices:- Rates: \$525 per quarter- Land Tax (Investors only): \$669 per quarter- Conservative rental estimate (unfurnished): \$650 - \$680 per week

Construction Information:-
Flooring: Concrete slab on ground- External Walls: Predominately brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

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 at: jessdoolan@stonerealestate.com.au

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