

76 Drooka Crescent, Crace, ACT 2911



House For Sale

Thursday, 21 December 2023

76 Drooka Crescent, Crace, ACT 2911

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 801 m2

Type: House



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Auction 03/02/24

Sitting directly across from Gungaharra Grasslands Reserve with views that go on forever, this impressive family entertainer combines the best of spacious modern living with tranquil natural surroundings. This home has been designed for entertaining with multiple living areas, all offering seamless indoor/outdoor living. The large lounge room boasts stunning views of the grasslands to Franklin and beyond, and stacker doors open to the wrap-around front veranda and alfresco with outdoor gas fireplace for all-year entertaining. The combined dining and kitchen area flows to a second covered entertaining space, while the downstairs rumpus room - perfect as a games, media, or kids' room - opens onto the lower gardens. There's plenty of room for family and guests with five bedrooms in total, four bedrooms upstairs with built-in robes, and a fifth bedroom downstairs that could function as a home office if you choose. The main bedroom is a private haven for parents with a walk-in robe, ensuite and fantastic views. Elegant bamboo flooring spans the living space, infusing warmth into the contemporary design. Elevated by high ceilings and stylish black shutters, the home exudes comfort while showcasing the breathtaking views. At its heart is the gourmet kitchen, with easy access to all entertaining zones. It features grey Caesarstone benchtops, a large island to gather around, a walk-in pantry, soft-close laminate drawers and cupboards, a gourmet gas stove with touch control, two new pyrolytic ovens, and a stainless steel dishwasher for easy cleanup. The home is packed with modern features that add to the home's functionality and comfort, including a newly renovated laundry with ample cupboard and bench space, LED lights throughout, instant gas hot water, four-zone ducted reverse-cycle air conditioning, double glazing on the windows and stacker doors, Hills Home Hub communications cabinet, monitored intruder alarm system, and a video intercom system. Beautifully landscaped gardens with stunning stone retaining walls and stairs complete the package - every care and attention to detail has been taken inside and out. The separate zones for entertaining, relaxation, and play are ideal for families and features such as the open fire pit, wood-fired pizza oven, artificial turf, and electronic watering system maximise enjoyment of the gardens and minimise upkeep. Occupying a generous 801m² (approx.) block, this property ideally combines the tranquility and privacy of parkside living and convenience with local shops, dining, parks, and transport within walking distance and schools and Gungahlin town centre just five minutes' away. Space, style, and stunning views, you're sure to fall in love with this beautiful home. Don't miss your opportunity, this home will be popular. PLEASE NOTE: This property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date.

Features: Spacious & stylish entertainer on 801m² corner block
Stunning views from the alfresco, living, & main bedroom
5 beds, 4 with BIR + 2 baths + WC + powder room
Fifth extra-large bedroom can be used as a study/workspace
Private main bedroom with WIR & dual-vanity ensuite
Large formal lounge with stacker doors to veranda & alfresco
Combined dining & kitchen area flowing to second alfresco
Downstairs rumpus room opening to the lower gardens
DLUG with storage/workshop space & internal access
New laundry (2023) with ample cupboard & bench space
R4 ceiling & R2 wall insulation + R1.5 under split level
Ducted reverse cycle heating and cooling
Double glazing to windows & stacker doors + black shutters
Actron fully ducted reverse cycle air-con with 4 zones
Bamboo flooring + grey Caesarstone benches throughout
Feature lights in the entrance + LED lights throughout
Arteor European light switch plates with LED indicators
2x new (2023) Bosch electric pyrolytic black ovens
2-draw stainless steel Fisher & Paykel dishwasher
Brushed steel tapware in the kitchen and laundry room
5000L water tank connected to the WC & laundry
Hills Hub coms cabinet + video intercom + monitored alarm
Landscaped gardens + electronic watering + artificial turf
Outdoor gas fireplace + open fire pit + pizza oven
3x raised vegetable gardens + garden/tool shed
Proximity to shops, dining, parks, busses, walking trails 5 minutes to schools & Gungahlin town centre & shops

Stylish lifestyle entertainer with unobstructed views

Stats: Build: 2015 Block: 801sqm
Ground Floor: 78.6sqm First Floor: 90.1sqm Second Floor: 102.1sqm Total Living: 271sqm Garage: 45.4sqm EER: 5.0 UV: \$883,000 Rates: \$4,336 pa Land Tax: \$7,873 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.