

8/47 Abena Avenue, Crace, ACT 2911

STONE

Apartment For Sale

Thursday, 30 November 2023

8/47 Abena Avenue, Crace, ACT 2911

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Dyne

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\$380,000+

Modern and stylish, this one-bedroom apartment commands one of the best positions in Crace. Experience a lifestyle of convenience living just a short stroll across the road to the best-equipped local shops in Gungahlin with a Club Lime Gym, District Cafe and Supabarn just to name a few. The open-plan living, kitchen and dining area is spacious and practical, with glass to ceiling windows and a door leading to the courtyard and filling the space with natural light. This property would be perfect for a first-home buyer looking for a lifestyle that provides them with the best lifestyle that North Canberra has to offer. Similarly, an astute investor will appreciate the reliable rental yield that this property has to offer. Finally, downsizers will appreciate the proximity to shops and stair-free living this apartment offers. This property benefits from strong connections to local transport hubs with direct access into Gungahlin for the light rail or Belconnen and the city.

Features Overview:- Single-level floorplan apartment on the ground floor.- NBN connected with FTTP- Age: 9 years (built in 2014)- Units plan number: 4001- EER (Energy Efficiency Rating): 6.0 Stars

Development Information:- Number of units in development: 20- Strata management: Signature Strata

Sizes (Approx)- Internal Living: 46 sqm- Courtyard: 25 sqm- Total residence: 71 sqm

Prices- Strata Levies: \$855.46 per quarter- **Rates:** \$387 per quarter- **Land Tax (Investors only):** \$505 per quarter- **Conservative rental estimate (unfurnished):** \$460-\$480 per week

Inside:- 1-bedroom apartment with east-facing aspect gets drenched in morning sun.- Modern bathroom with floor-to-ceiling tiles.- Light filled open plan living.- Well-appointed kitchen with ample storage and high-quality appliances.- Island bench with space for breakfast bar.- Split System installed to ensure comfort year round.

Outside:- Large courtyard with direct access to the Crace shops- Fully enclosed and secure, oversized car space with remote garage door access for residents only- Storage shed behind the carport- Ample street parking for visitors

Crace is noted for its strong sense of family and community. Driving through you will see the thought that went into planning this master-planned 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. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au.

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