

9/48 Abena Avenue, Crace, ACT 2911



Unit For Sale

Thursday, 13 June 2024

9/48 Abena Avenue, Crace, ACT 2911

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 103 m2

Type: Unit



Tom Wiggins
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Jaimy Butler
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\$550,000+

What you see: The ideal blend of style and convenience in apartment living, where all your needs are within reach. Situated in the centre of it all, offering an array of dining and entertainment options. What we see: Close to the things that matter. See more: East facing ground floor unit with great cross flow ventilation Updated hybrid flooring Double glazed windows and sliding doors Kitchen featuring Caesar Stone benchtops, Smeg gas cooktop, oven and dishwasher Master bedroom includes built-in robe and ensuite Second bedroom includes built-in robe and direct access to the second bathroom European laundry Reverse-cycle heating and cooling One ground floor undercover allocated car space and storage cage Developed by Bond Projects Built by Core Developments Designed by DNA Architects Direct access to the local shops, Supabarn, pharmacy, GP, cafes, restaurants, gym and hair salon Direct access to bus stop Within a 5 minute walk to Hilltop Reserve Within a 5 minute walk to Crace Recreation Park Within a 3 minute drive to Palmerston District Primary School Within a 6 minute drive to Gungahlin College Within a 7 minute drive to Gungahlin Town Centre Within a 8 minute drive to Casey Market Town Within a 10 minute drive to Belconnen Town Centre Within a 15 minute drive to Canberra CBD Total house size: 111m² Living: 77m² Courtyard: 32m² Built: 2014 EER: 6.0 Rates: \$1,912 p.a Land tax: \$2,464 p.a Body corporate: \$4,900 p.a (approx.) Rental appraisal: \$525 - \$575 p.w Disclaimer: Please note the property will not be marked 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.