

9 Fairfield Street, Crace, ACT 2911

STONE

House For Sale

Wednesday, 22 May 2024

9 Fairfield Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 254 m2

Type: House



Jess Smith
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\$869,000+

Welcome to this beautifully crafted home where comfort and elegance intertwine. The master bedroom boasts an ensuite, while additional bedrooms offer ample space. A dedicated study nook provides flexibility for remote work. The open-plan living, dining, and family areas seamlessly flow to a spacious pergola, perfect for gatherings. The modern kitchen and well-designed laundry room enhance functionality. Outside, enjoy a double car garage, large pergola, and tranquil balcony. This home epitomizes modern living with style and convenience. Features Overview:- Freshly painted throughout - New carpets installed throughout top floor - Double level floorplan- NBN connected with FTTP- Age: 12 years (built in 2012)- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx)- Internal Living: 137.35 sqm (69.67 sqm upstairs and 67.68 sqm downstairs)- Balcony: 4.07 sqm- Porch: 0.5 sqm- Pergola: 13.1 sqm- Garage: 40.78 sqm- Total residence: 195.8 sqm- Block: 254 sqm Prices- Rates: \$607 per quarter- Land Tax (Investors only): \$929.06 per quarter- Conservative rental estimate (unfurnished): \$650 - \$670 per week- Community title: \$154 per quarter Inside:- Master bedroom featuring a built-in robe and ensuite- Additional bedrooms all equipped with built-in robes- Bathroom includes a full-sized tub- Landing strip study nook- Bright and spacious open plan living, dining, and family area with sliding door access to pergola - Kitchen with ample bench space and abundant storage- Laundry room with an adjoining powder room- Reverse cycle in all rooms x4 - Wall mounted heaters x2 Outside:- Fully enclosed double car garage with electric roller door- Large pergola perfect for outdoor entertaining- Low maintenance garden with an automated irrigation system - Expansive balcony- Spacious backyard for kids and pets Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.1 with anticon roof blanket 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 on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.