

# Address available on request, Crace, ACT 2911



## House For Sale

Friday, 8 March 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$900,000+**

+ Spacious single level home in a quiet street+ Blackett Homes built residence+ Breakfast bar and island bench top+ Kitchen with built-in pantry, gas cook top and under-bench oven+ Spacious master bedroom (4.2m x 4.0m<sup>2</sup>) + Large walk in wardrobe and en-suite bathroom+ Spacious additional bedrooms (3.0m x 3.9m) featuring built in wardrobes+ No bedrooms have shared walls with each other+ Main bathroom with separate shower and bath+ Under roof-line alfresco entertaining area+ Low maintenance gardens+ Ducted gas and evaporative cooling+ Double garage with automatic door and internal access+ Rainwater Tank+ Short walk to reserves and parklands

Located in the ever popular suburb of Crace and offered on the final stretch of a DHA tenancy, this beautifully presented home will be suited to astute investors, first home buyers or downsizers looking to plan the next chapter of their lives. Featuring an oversized floor plan and spacious bedrooms, this property is full of natural light.

A three bedroom single level home located in one of the most sought-after suburbs in the region. This property is conveniently located close to the local Crace Shopping Centre, as well as the Gungahlin Town Centre, Canberra CBD, and a range of quality public and private schools.

+ DHA Lease ending 28/04/2025 at \$700 per week+ Rates: \$780.99 per quarter (approx.)+ Land Tax - if rented: \$1,331.09 per quarter (approx.)+ The property will be painted and new carpet installation by DHA at the end of the tenancy.+ Internal Living: 162.87 m<sup>2</sup>+ Garage: 40.00 m<sup>2</sup>+ Alfresco: 16.66 m<sup>2</sup>+ Block size: 450m<sup>2</sup>+ Year built: 2012+ EER: 5.5