

146 Narden Street, Crace, ACT, 2911

STONE

House For Sale

Wednesday, 21 August 2024

146 Narden Street, Crace, ACT, 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Tranquil Family Sanctuary

From the moment you step into this charming Crace home, you'll be enveloped by a sense of warmth and tranquillity. This is more than just a house-it's a sanctuary where cherished memories are made. The upstairs master bedroom offers a private retreat, complete with a walk-in robe and ensuite, creating a haven of relaxation. Each additional bedroom is thoughtfully designed with built-in robes, ensuring everyone has their own space to unwind.

The sunlit, open-plan living and dining is the heart of the home, a place where natural light floods in, filling the space with an uplifting and inviting energy. The modern kitchen, with its island bench, is not just functional but also a gathering place for loved ones to come together over shared meals. Practical touches, such as a laundry with external access and a double car garage with internal and external entries, make daily living effortless, while reverse cycle heating and cooling ensure comfort throughout the year.

Outside, the backyard is your own private oasis. With a blend of lush green space and low-maintenance landscaping, this outdoor area is ideal for both relaxation and entertaining, playful afternoons, or simply unwinding in the fresh air. In this Crace home, you'll find the perfect balance of elegance, comfort, and community.

Features Overview:

- Double level floorplan
- Private corner block located directly across from the local park
- Fully repainted interior
- NBN connected with FTTP
- Age: 12 years (built in 2012)
- EER (Energy Efficiency Rating): 5 Stars

Sizes (Approx)

- Internal Living: 122.67 sqm (27.25 sqm upstairs and 95.42 sqm downstairs)
- Porch: 2.55 sqm
- Garage: 40.05 sqm
- Total Residence: 165.27 sqm
- Block Size: 373 sqm

Prices

- Rates: \$705 per quarter
- Land Tax (Investors only): \$1153.5 per quarter
- Conservative rental estimate (unfurnished): \$670 - \$690 per week

Inside:

- Upstairs master bedroom with walk-in robe and ensuite
- Spacious bedrooms all with built-in robes
- Well-appointed bathroom with full-sized bathtub and separate toilet
- Shower recently resealed
- Open-plan living and dining with ample natural light
- Modern kitchen with high-quality appliances and ample storage and bench space
- Large island bench
- Spacious laundry room with external access
- Ducted reverse cycle heating and cooling
- Double-car garage with both internal and external access

Outside:

- Fully enclosed side yard with ample space for relaxing and entertaining

- Gate Access

Construction Information:

- Flooring: Concrete slab on the ground to the ground floor level. Timber flooring to the upper floor level
- External Walls: Brick veneer and Axon fc cladding
- Roof Framing: Timber - Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0
- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

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

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