

27 Rylstone Crescent, Crace, ACT 2911

LUTON

House For Sale

Monday, 8 July 2024

27 Rylstone Crescent, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 266 m2

Type: House



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Auction

Welcome to 27 Rylstone Crescent in Crace. Located in the tightly held suburb of Crace, this stylish three-bedroom, single-title townhouse is sure to impress. With comfort and style at its core, this home is turnkey ready for new owners to move in and start making memories. The heart of the home is undeniably the light filled, spacious, open plan kitchen, equipped with modern appliances and ample bench space for preparing mouth watering meals. The family-sized dining space flows elegantly into the living area, perfect for unwinding and relaxing. A private outdoor entertaining area opens seamlessly off the open plan kitchen. An entertainers delight for hosting gatherings with family and friends. The ground floor also features a separate second living area, an ideal private retreat and a powder room for your convenience. Discretely tucked under the stairs is a storage space with place to hang up coats or to utilise as further household storage. A single lock up garage with direct internal access that includes an extra storage room is ideal for setting up a workshop or storing sports equipment. The upper floor boasts a generously sized master bedroom that looks out into the greenery opposite the home. The master comes complete with a large walk-through robe and ensuite that is sure to impress. A second bathroom and two well sized bedrooms both containing built ins complete this level. The home has been freshly painted, has new carpets throughout and is ready for a new owner to call home. Located conveniently close to local shops and Hilltop reserve, with a playground nearby, and only a short drive to Gungahlin and Belconnen Town Centres, it is easy to understand why Crace is a popular location to live. A home that ticks all the boxes won't last long! Contact me now for more information. I can't wait to show you through this beautiful home!

Features: Turn key ready to move in 187.26m² approx. living area over two floors Land size approx. 225m² 2 living areas Single lock up garage with internal access 3 bedrooms 2 bathrooms and powder room on the first floor Private outdoor area Laundry New Carpet Freshly painted Ample storage under the stairs Massive storage space Superbarn, coffee shops, nature walks all close by

Property Features Construction: 2012 EER: 4.5 Stars Lower level: 74m² approx. Upper level: 78m² approx. Garage and Storage: 35.26m² approx. Total: 187.26m² Rates: \$506.00 approx. p.q Land tax: \$703.98 approx. p.q Rental Appraisal: \$650-\$700/Week UV : \$286,000 (2023)