

46 Drooka Crescent, Crace, ACT 2911



House For Sale

Wednesday, 19 June 2024

46 Drooka Crescent, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 534 m2

Type: House



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Auction

Discover the epitome of modern elegance with this stunning residence idyllically positioned in arguably Crace's most prestigious position, facing nature reserve. Perfectly blending style with functionality, this home offers everything you desire for comfortable family living in a peaceful setting. Enjoy expansive living areas bathed in natural light, perfect for entertaining or relaxing with family. The custom-designed kitchen is a chef's dream with sleek countertops, premium appliances, and ample storage space. The family/meals area and spacious rumpus room open onto an inviting alfresco dining area overlooking lush landscaped gardens. The upstairs master suite retreat is your private oasis featuring stunning rural views, a lavish ensuite and a walk-in robe. All additional bedrooms downstairs are generously oversized with built-in robes for ultimate comfort. Situated opposite Gungaharra Grasslands Nature Reserve, the sought-after suburb of Crace is renowned for its community spirit and convenience. Proximity to local parks, schools, shops, and public transport options add to the convenience. This home represents a rare opportunity to secure your slice of Crace's coveted lifestyle. Whether you are looking to upgrade your living space or invest in a thriving community, this property promises luxury and comfort at every turn. - Block: 534m²- Living: 216.3m²- Alfresco: 23.3m²- Porch: 2.6m²- Garage: 48m²- Built: 2013- Smeg 600mm stainless steel integrated double wall oven (electric)- Smeg integrated stainless steel 34L microwave - Smeg 600mm semi-integrated dishwasher - Smeg 900mm 4-zone induction cooktop (with power boost)- Smeg 900mm concealed undermount stainless steel rangehood- Rinnai Infinity continuous flow water heater- Brivis ICE Series split system airconditioner with ducted refrigerated cooling and gas heating- Ceiling fans to Master Suite & Alfresco- Hills Home Hub for data, phone, video, audio and TV- Plantation Shutters & Waffle Blinds throughout- Rainwater tank- Garden shed

Cost breakdown - Rates: \$882.75 p.q - Land Tax (only if rented): \$1,542.25 p.q - Potential rental return: \$850-880 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.