

47 Narden Street, Crace, ACT, 2911

House For Sale

Thursday, 29 August 2024

Canberry.

Live Where You Love

47 Narden Street, Crace, ACT, 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

The Complete Lifestyle Experience

In the heart of Crace, this beautiful home offers a lifestyle of convenience and comfort.

Step inside and be immediately captivated by high ceilings that create a sense of spaciousness and style. The abundance of windows allows natural light to flood the space, creating a bright and airy atmosphere. The open plan living area seamlessly integrates different zones, making it perfect for both relaxation and entertaining. The rich timber floors add warmth and character, providing a beautiful contrast to the modern design elements.

This harmonious blend of features ensures a welcoming and stylish environment that you'll love coming home to.

Providing three spacious bedrooms, all with built in robes on the upper level, including a master with private balcony and ensuite, along with a spacious main bathroom that integrates well with the other two bedrooms. The inclusion of a study nook makes for a perfect home office.

A well-equipped kitchen with quality appliances including gas cook top, wall oven and dishwasher ensures you have everything you need to be creative with your cooking. With stone benches and ample storage, a lovely view over the rear garden awaits you.

The rear garden offers plenty of space for outdoor activities and gatherings, with low-maintenance artificial lawn and a patio area perfect for barbecues and alfresco dining. The garden beds are ideal for gardening enthusiasts, offering a charming space to personalise. Whether you're hosting a summer party or enjoying a quiet evening under the stars, this backyard is designed to enhance your outdoor living experience.

Additionally, the property offers rear access parking with an enclosed double carport, that could also be enclosed

Just a short walk to the Crace Shops for a coffee, and with a park across the road for the kids to play, you'll love the fantastic backyard that's perfect for easy entertaining when hosting family and friends.

Your new life awaits at 47 Narden Street, Crace.

Features:

- Open plan living and dining
- High ceilings
- Abundance of natural light
- Well-appointed kitchen with quality appliances, stone benches and ample cupboards
- Separate laundry and powder room
- Timber floors
- Three spacious bedrooms all with built in robes
- Master bedroom with ensuite and balcony
- Oversized family bathroom with separate shower and bath, vanity and toilet

- ?Study nook on upper level
- ?Ceiling fans in living and dining
- ?Split system heating and cooling
- ?Nobo wall heaters
- ?Private rear gardens and alfresco
- ?Remote controlled enclosed double carport
- ?Fully fenced and secure backyard
- ?Rear lane way access

Facts:

- ?EER: 4.5
- ?Built: 2011
- ?UV: \$418,000
- ?NBN Fibre to the Premises (FTTP)
- ?Internal Living: 133m2 (approx.)
- ?Enclosed Carport: 37m2 (approx.)
- ?Total Residence: 170m2 (approx.)
- ?Block Size: 240m2
- ?Rates: \$712 per quarter
- ?Land Tax: \$1,245.75 per quarter (Investors)
- ?Community Title Fees: \$216.30 per quarter
- ?Rental Appraisal: \$670 - \$685 per week

Love the Location

- ?5 minutes' drive to Gungahlin
- ?16 minutes' drive to Canberra City
- ?6 minute walk to Crace Shops
- ?1 minute walk to Crace Recreation Park
- ?4 minutes' drive to Palmerston Primary School
- ?5 minutes' drive to Burgmann Anglican School (Gungahlin Campus)

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