

4/48 Abena Avenue, Crace, ACT 2911



Unit For Sale

Monday, 8 July 2024

4/48 Abena Avenue, Crace, ACT 2911

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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Offers Over \$399,000

Welcome to 4/48 Abena Avenue, a meticulously maintained ground-floor one-bedroom apartment, ideal for first-time buyers, downsizers, or savvy investors. Perfectly positioned across from Crace Shops, this home offers a blend of convenience and contemporary living. Upon entry, you'll be greeted by an inviting open-plan layout designed for modern lifestyles. The sunlit living space, featuring a northerly aspect, seamlessly extends to two outdoor areas a rare feature for an apartment of this size, creating an effortless indoor/outdoor living experience. The stylish kitchen is equipped with quality stainless steel appliances, including a SMEG gas cooktop, oven, and dishwasher, catering to culinary enthusiasts. Secure parking and two separate storage areas add to the practicality and convenience of this delightful home. Located in one of Gungahlin's most sought-after suburbs, Crace offers an array of amenities, including Supabarn Express, Clublime Gym, daycare facilities, and more. Its proximity to major thoroughfares like the Barton Highway ensures easy access to Belconnen, the City, and Gungahlin Town Centre, making commuting a breeze. Don't miss this exceptional opportunity to own a charming apartment in a prime location!

The Perks:

- Ground floor unit
- 1 allocated carpark directly behind the unit
- 2 courtyards
- North facing living room and bedroom
- European laundry
- Modern bathroom with mirrored shaving cabinet
- Smeg appliances, gas cooking, electric oven and dishwasher
- Stone bench tops
- High ceilings
- Double glazed windows
- Block out roller blinds
- Split system located in the living

The Numbers:

- Living: 54m²
- Courtyards:
- Rates: \$463 per quarter approx.
- Land tax: \$587 per quarter approx. (investors only)
- Strata: \$1053 per quarter approx. (includes sinking fund)
- Rental estimate: \$450-\$480 per week
- EER: 6 stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.