

32 Fairfield Street, Crace, ACT, 2911

CARTER + CO

House For Sale

Friday, 25 October 2024

32 Fairfield Street, Crace, ACT, 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Comfort, Style and Convenience

Why You Want To Live Here.

Welcome to 32 Fairfield Street, an impeccable abode nestled in the heart of Crace, ACT, presenting an exceptional opportunity for first home buyers and investors alike. This meticulously three-bedroom house sits on a manageable parcel of 270 square metres, showcasing a seamless blend of comfort, style, and convenience.

Upon entering, one is greeted by a sumptuous formal lounge leading into a modern kitchen that exudes sophistication with stone benchtops, an island bench with breakfast bar for casual dining, and quality appliances including a gas cooktop and dishwasher. The open plan living and dining area is bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining.

The master suite is a haven of tranquility, featuring generous built-in robes and a stylish ensuite, while the two additional bedrooms, complete with built-in robes, share access to the main bathroom equipped with both shower and bath. The practicality of the home is further accentuated by a study nook upstairs, perfect for the home office or study area.

Climate control is a breeze with evaporative cooling and gas heating ensuring year-round comfort. The convenience of a laundry room and downstairs powder room add to the functional layout, while the double garage provides ample storage space.

Outside, the easy care courtyards and an outdoor pergola area offer an idyllic setting for al fresco dining and entertainment. Situated just a stone's throw from Crace Shops and Recreation park, this property is ideally positioned for enjoying local amenities and fostering a vibrant community lifestyle.

Don't miss out on making 32 Fairfield Street your new address in the sought-after locale of Crace.

The Features You Want To Know.

- + New led down lights throughout
- + New carpet
- + Freshly repainted
- + Spacious lounge
- + Modern kitchen with stone benchtops, ample storage and island bench with breakfast bar
- + Quality appliances including gas cooktop, canopy rangehood, oven and dishwasher
- + Light filled open plan living and dining area
- + Spacious master bedroom with wall to wall built-in robes and stylish ensuite
- + 2 other bedrooms with built-in robes and serviced by the main bathroom with shower and bath
- + Study nook upstairs
- + Evaporative cooling and gas heating
- + Laundry room and power room downstairs
- + Double garage with storage space
- + Easy care front and central courtyards
- + Outdoor pergola entertainment area

The Location.

- + Within 3 minute's walk to Bus stops
- + Within 3 minutes' walk to the Crace shops
- + Within 4 minutes' walk to Health Centre
- + Within 5 minutes' walk to Recreation park with fitness and sporting facilities
- + Within 7 minutes' drive to the Gungahlin Town Centre

+ Within 17 minutes' drive to the Canberra City

The Stats You Need to Know!

+ Land Size : 270m² (approx.)

+ UV: \$442,000 (2024)

+ Living : 131.58m² (approx.)

+ Garage : 40.78m² (approx.)

+ Porch: 0.99m² (approx.)

+ Pergola: 8.76m² (approx.)

+ Total Built: 182.11m² (approx.)

+ EER: 5.5

+ Rates: \$ 598 p.q.(approx.)

+ Land Tax: \$ 938 p.q. (approx.) Investors only

+ Community Title: \$ 241.62 p.q.(approx.)

+ Built: 2012