

54 Baratta Street, Crace, ACT, 2911

House For Sale

Tuesday, 26 November 2024



54 Baratta Street, Crace, ACT, 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

A Tranquil Setting in the heart of Crace!

Welcome to this charming double-story home located in the desirable suburb Crace. This spacious residence features three generous bedrooms and two well-appointed bathrooms, making it perfect for families or those who enjoy extra space. This beautiful home built in 2012 by Deluxe home and design by Stylish Home Design, it is perfect for First home buyers, downsizers and investors, as you step inside, you'll find an inviting open-plan living area that seamlessly connects to the modern kitchen, complete with contemporary appliances and ample storage. Two of the bedrooms are situated upstairs, offering privacy and views of the surrounding neighbourhood.

This home also boasts a double car garage, providing secure parking and additional storage options. The backyard is perfect for outdoor entertaining or simply relaxing in the fresh air, making it a wonderful space for both children and pets.

Crace is a small suburb between Belconnen and Gungahlin town centres. Unlike other new suburbs that are on the fringe of Canberra, Crace was developed as an "urban infill" and is about 20 minutes from the city centre. With a decent supermarket, lots of urban parks, a gym, an upmarket pub, medical centre, Childcare, cafe, beauty salon all conveniently located in the Crace Central shops, we couldn't ask for more in a suburb. With its ideal location in Crace, residents can enjoy easy access to local amenities, parks, and schools, making this a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this beautiful house. Outside, the backyard is your own private oasis. With a blend of lush green space and low-maintenance landscaping, this outdoor area is ideal for both relaxation and entertaining.

Don't miss out on this incredible opportunity to own a hidden gem in the Crace that combines modern living with a fantastic location.

Key Features of the property-

- 3 Bedrooms / 2 Bathrooms / 2 Car garage / 1 Formal lounge
- In-built ducted vacuum system in the dwelling
- Hardwood Zarah timber floor throughout the living, dining room and Formal lounge
- Extra Storage under the stairs
- Easy to Maintain Garden
- Carpet flooring in the rooms downstairs and upstairs.
- Formal lounge with window coverings
- Security Alarm system installed
- Spacious bedrooms all with built-in robes
- Well-appointed bathroom with full-sized bathtub
- Open plan living and dining with ample natural light.
- Modern kitchen with high-quality appliances including Dishwasher, Oven, Gas cooktop and integrated microwave also corner pantry with plenty of storage.
- Large kitchen island bench
- Spacious laundry room with external access
- Ducted reverse cycle heating and cooling
- Double-car garage with ample storage
- NBN Connected
- Fully repainted interior
- Close to local shops, cafe and parks
- EER - 5 Stars

What's Nearby (Approx)-

- 1- minute drive to Crace Shopping Centre

- 5-minute drive to Palmerston School
- 6-minute drive to Gold Creek Village
- 10-minute drive Burgmann Anglican School
- 10-minute drive to Gungahlin Town Centre
- 12-minute drive to Belconnen Town Centre
- 12-minute drive Calvary Private Hospital

Sizes (Approx)-

- Lower level: 110.64 m²
- Upper level: 51.78 m²
- Garage: 36.67 m²
- Alfresco: 16.16 m²
- Porch: 3.11 m²
- Total Residence: 218.36 m²
- Land size: 369 m²

Prices-

- Rates: \$754 per quarter approx.
- Land Tax: \$1372.83 per quarter approx. (Investors only)
- Conservative rental estimate (unfurnished): \$700 - \$725 per week approx.
- Unapproved value of land \$5,40,000 approx.

All figures are approximate

Contact- For further details, please contact Honey Singla by submitting an enquiry below or calling on 0466666807 or
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