

52 Redruth Street, Crace, ACT, 2911



Townhouse For Sale

Thursday, 21 November 2024

52 Redruth Street, Crace, ACT, 2911

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse

THE STORY....

Nestled in the heart of Crace, this two-storey, two-bedroom townhouse holds a story of thoughtful design and over a decade of cherished memories. Purchased off the plan in August 2011 and brought to life by late 2012, this home welcomed its first homeowner just in time for Christmas – a perfect end to the year and a new beginning in a neighbourhood brimming with promise.

Drawn by the low-maintenance lifestyle and community-focused location, the homeowner saw Crace's potential even in its early days of development. With proximity to the city, Dickson, Gungahlin, and Belconnen, the suburb's seamless blend of urban convenience and natural beauty set the stage for a lifestyle of balance. Surrounded by open spaces, recreation parks, and reserves like Hilltop Reserve and Gungaharra Grasslands, it was a haven for those seeking both connection and tranquillity.

Stepping inside, the home's inviting open plan living space immediately enchants with its abundance of natural light pouring through sliding glass doors. Ceramic tiles underfoot create a foundation of practicality and style, guiding you to a modern kitchen outfitted with Blanco appliances. The window above the double sink frames a view of the fully fenced backyard, where countless summer afternoons were spent under the pergola with a coffee and crossword in hand, or the scent of sausages sizzling on the barbecue and the sounds of friends and family filling the space.

Upstairs, two generously sized bedrooms await, each with built-in wardrobes. The second bedroom became a warm and cosy retreat on early winter mornings, offering views of Crace's treelined streets – a stunning spectacle with the changing of seasons. The centrally located main bathroom upstairs and an additional powder room downstairs reflect the home's thoughtful design for comfort and convenience.

Beyond its walls, this townhouse has been the starting point for countless strolls to local shops, parks, and nature reserves. With a furry companion at their side, the homeowner often enjoyed greeting neighbours on leisurely walks, cherishing Crace's strong sense of community. The Residents' Association and Landcare Group added to the suburb's charm, fostering a connected, welcoming environment that the homeowner will deeply miss.

Now, this townhouse awaits its next chapter – With its ideal location, modern comforts, and heartwarming history, it's ready to offer a lifestyle of ease to its future owner.

More Details:

- Two-storey townhouse
- Spacious open plan living, kitchen & dining ft. ceramic tiled flooring
- Kitchen ft. Blanco appliances including electric oven, 4-burner gas cooktop (with Wok burner), rangehood & dishwasher
- Two sizeable bedrooms ft. carpet & built-in wardrobes (upstairs)
- Centrally located main bathroom (upstairs)
- Downstairs powder room for added convenience
- European style laundry (downstairs)
- Under stair storage
- Wall-mounted heaters (to upstairs & downstairs)
- Fibre to premises / fast internet
- Single-glazed windows throughout
- Light filled interior
- Openable skylight (to upstairs)
- Well insulated ceiling & walls
- Neutral colour scheme throughout
- Fully fenced, low-maintenance backyard accessible via glass sliding doors off dining space
- Rear veranda ft. pergola

- Clothesline to backyard
- Single carport to rear of property with rear lane access ft. lockable storage shed
- Front courtyard ft. established garden
- Within walking distance of local shopping centre & parks/playgrounds
- Short commute to Canberra City & surrounding suburbs including Dickson, Belconnen & Gungahlin
- Easy access to the recreation park, Hilltop Reserve, Gungahlin Grasslands & Gungahlin Hill nature reserves
- Year Built: 2012
- EER: 6 stars
- Approx. Block Size: 151 sqm
- Approx. Lower Level Living Size: 44.48 sqm
- Approx. Upper Level Living Size: 41.88 sqm
- Approx. Total Living Size: 86.36 sqm
- Approx. Carport Size: 23.10 sqm
- Approx. Council Rates: \$529 per quarter
- Approx. Strata Levies: \$183.17 per quarter
- Approx. Sinking Admin Fund: \$8.75 per quarter
- Approx. Rental Return: \$500 - \$525 per week

**Strata rates cover maintenance and insurance for rear lane and common areas gardening.