

# 35/37 Redruth St, Crace, ACT, 2911

STONE

## Unit For Sale

Wednesday, 23 October 2024

35/37 Redruth St, Crace, ACT, 2911

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Tranquil Living with Spacious Balconies in the Heart of Crace

Welcome to your sanctuary in the heart of Crace, where modern living meets serene outdoor spaces. Imagine waking up in your sunlit master bedroom, stepping out onto your private balcony to enjoy a peaceful morning coffee. The second bedroom offers space and comfort, making it ideal for family or guests, while the well-appointed bathroom with a spacious shower and twin shower heads.

The heart of the home is the open plan living and dining area, effortlessly connected to a spacious balcony where you can relax or entertain under the open sky. The kitchen, with its generous island bench, invites you to create and share meals with loved ones. A European-style laundry and split system heating and cooling complete the thoughtful touches designed for your comfort.

Outside, the two expansive balconies provide the perfect escape, whether it's enjoying a quiet evening or hosting a gathering with friends. Experience a lifestyle of ease and relaxation in Crace, a community that offers tranquillity and convenience, right at your doorstep.

### Features Overview:

- Single level floorplan on first floor
- NBN connected with FTTP
- Age: 9 years (built in 2015)
- Units plan number: 4142
- EER (Energy Efficiency Rating): 6 Stars

### Development Information:

- Number of buildings in development: 50
- Strata management: Civium Strata

### Sizes (Approx)

- Internal Living: 63 sqm
- Balcony 1: 20 sqm
- Balcony 2: 61 sqm
- Total Residence: 144 sqm

### Prices

- Strata Levies: \$1315.92 per quarter
- Rates: \$393.89 per quarter
- Land Tax (Investors only): \$515.73 per quarter
- Conservative rental estimate (unfurnished): \$530 – \$560 per week

### Inside:

- Master bedroom featuring built-in robes and sliding doors leading to second balcony
- Generously sized second bedroom with built-in robes
- Well appointed bathroom with spacious shower and twin shower heads
- Open plan living and dining with sliding doors to the first balcony
- Modern kitchen with a spacious island bench
- European-style laundry for added convenience
- Split system heating and cooling

### Outside:

- Two large, private balconies offering ample space for relaxation and outdoor entertaining

Crace is celebrated for its strong family and community atmosphere, making it a welcoming place to live. The suburb features thoughtfully planned outdoor spaces, including parks and recreational areas, perfect for family gatherings. On weekends, residents can easily stroll to local cafes for coffee, enjoy meals at nearby restaurants, or unwind at local bars. With convenient amenities like a hairdresser, gym, and supermarket all within walking distance, Crace offers a perfect blend of convenience and community spirit.

**Inspections:**

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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