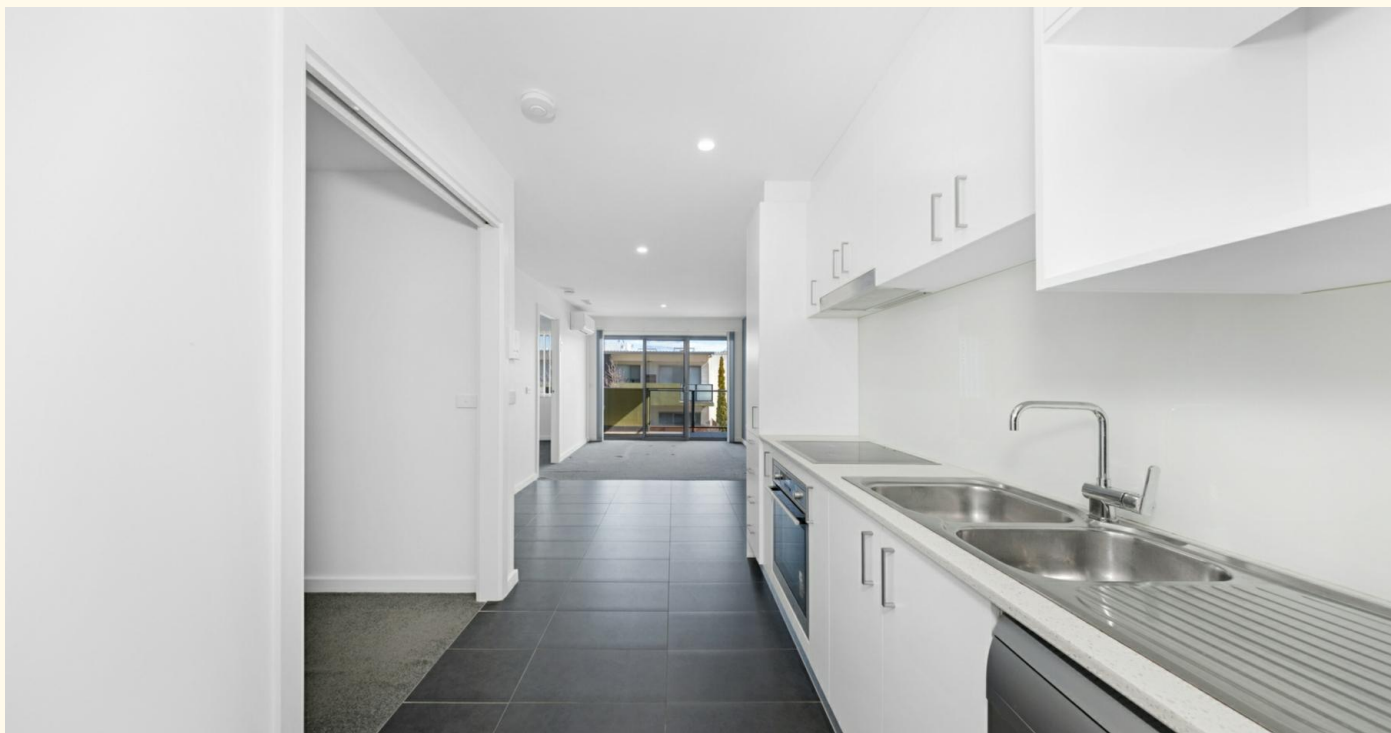




12/50 Hillcrest Street, Crace

Modern One Bedroom Apartment With Separate Study

This beautifully presented apartment offers two versatile bedrooms, with the second bedroom also perfectly suited for use as a home office or study. Located within the sought-after Newtown complex in Crace, the property provides modern, low-maintenance living in a convenient location.

The light-filled open-plan living and dining area flows seamlessly onto a generous balcony, providing an ideal space to relax or entertain. The contemporary kitchen is well appointed with stone benchtops and quality stainless steel appliances.

The main bedroom is spacious and features a built-in robe, while the second bedroom provides a flexible space that can be used as an additional bedroom, guest room or dedicated study/home office, depending on your needs.

Complete with underground parking, a storage cage, lift access and communal facilities, this apartment offers comfortable and convenient living within easy reach of local amenities.

Features:

2 1 1

FOR RENT
\$510 Per Week

VIEW
Wed 23rd Sep @ 2:45PM - 3:00PM

AGENTS
Tahlie Walker
0401 566 223
tahlie.walker@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- One bedroom with built-in robe
 - Versatile second bedroom or study/home office
 - Open-plan living and dining with split system heating and cooling
 - Modern kitchen with stone benchtops and stainless steel appliances
 - Spacious balcony
 - Car space with storage cage
 - Communal BBQ and covered entertaining area
 - Convenient location close to Crace shops, dining, parks, Barton Highway and Gungahlin Town Centre
- No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property does not contain an embedded network.

Suburb Snapshot

Crace is a suburb of Canberra, Australia in the district of Gungahlin. It was named after Edward Kendall Crace an original settler in the Gungahlin area. Streets in Crace are named after parishes and land divisions from colonial times. It is bounded by the Barton Highway, Gundaroo Drive, Nudurr Drive and Gungahlin Drive. Located in the suburb is the Canberra Nature Park of Gungahlin Grasslands nature reserve. At the 2016 census, it had a population of 4,459.

The suburb is under construction, with more than half of the houses completed as of July 2012. Road construction commenced in July 2008. The construction of 21 display homes was completed in May 2009.

The ACT government has selected developers for the area as Defence Housing Australia and Canberra Investment Corporation. Expectations are that there will be 1200 houses built over the next six years. The developers are expected to make \$60,000,000 but have to share half that with the government. Some very small blocks will be released for low cost housing with 85% released for high cost housing. Eventually the suburb will have 1500 houses on 140 hectares.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/Renting-Book-January-2026.pdf

EER ★★★★★

MORE DETAILS

Property ID	2G3CFHK
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

Tahlie Walker 0401 566 223

Property Investment Manager | tahlie.walker@ljhcanberracity.com.au

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