

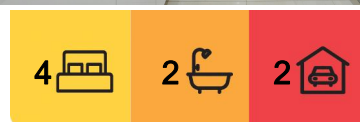


## Crace, 146 Langtree Crescent

Spacious, Stylish & Perfectly Located - Your Ideal Family Home Awaits

This spacious family home offers comfort, convenience, and versatility. Upon entry, you're greeted by a separate living area, perfect for relaxing or entertaining guests. The heart of the home features a large open-plan kitchen that flows seamlessly into the dining and second living area, with direct access to the backyard-ideal for indoor-outdoor living. The master bedroom boasts a massive walk-through robe leading to a private ensuite, as well as its own backyard access. Three additional bedrooms come with built-in robes, ensuring ample storage for the whole family. A separate interior laundry with generous storage space adds to the home's functionality.

Additional features enhance the comfort and practicality of this property, including ducted gas heating throughout and cozy carpeting in all bedrooms. A double-car garage provides secure parking, while side access to the backyard offers extra convenience. Positioned just a 10-minute walk from Crace Supabarn and within a short drive to Gungahlin Marketplace,



**For Lease**  
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**EER** ★★★★★

**LJ Hooker Dickson**  
**(02) 6257 2111**



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this home is perfectly situated for easy access to shopping, dining, and essential amenities. Don't miss the opportunity to secure this well-designed home in a highly sought-after location.

Features:

- Spacious Family Home
- Separate living area on entry
- Large open plan kitchen to dining/second living area
  - Dishwasher
- Access to backyard through dining/living area
- Three bedrooms with built-in robes
  - Spa
- Separate interior laundry with loads of storage
- Master bedroom with massive walk-through robe
- Ensuite off the walk-through robe
- Access to backyard off main bedroom
- Carpet in all bedrooms
- Ducted gas heating
- Double Car garage
- Side access to backyard
- 10-minute walk to Crace Supabarn
- Within a 10-minute drive to Gungahlin Marketplace

Nestled in Canberra's northern suburbs, Crace is a vibrant and well-planned community known for its modern homes, lush green spaces, and convenient amenities. With beautifully landscaped parks, walking trails, and a strong sense of community, it offers the perfect blend of suburban tranquility and urban convenience. Ideal for families and professionals alike, Crace is a sought-after location that combines lifestyle and livability.

Facts:

Availability: 24/2/2025

Lease Period: 12 months+

Applications: Applications will be accepted prior to viewing this property.

Parking: 2 car spaces in garage

Cooking: Electric oven and gas stovetop

Heating: Ducted Gas Heating

EER: No current EER available

Adaptable housing and minimum standards: The property does comply with the minimum ceiling insulation standard

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.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

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#### WISH TO INSPECT?

1. Click on the "BOOK INSPECTION" button available on our website
2. Register to join an existing inspection
3. If no time offered, please register so we can contact you once time is arranged
4. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times.

## More About this Property

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Property Type	House

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