



10/4 Thadoona Street, Crace

Ground-Floor Apartment Opposite Parkland!




The Fitzroy complex in Crace, built by the award winning Milin Builders, is known for its quality of construction as much as it is for its perfect location adjacent to the Hilltop Reserve and just a short stroll to the Crace shopping centre and Recreation Park Playground.

Apartment 10 has the added benefit of a ground floor corner location and offers an exceptional opportunity to purchase a beautifully presented property in one of Gungahlin's most desirable suburbs.

The apartment consists of two large bedrooms with built in robes with the main boasting its own ensuite along with an open plan living area and a generous 55 square metre L-shaped courtyard - the perfect spot for entertaining friends and family.

The kitchen is complete with quality appliances, stone benchtops and ample storage and further liveability is provided with split system reverse cycle air conditioning and a discreet European-style laundry.

You will love all the amenities in such close proximity with walking and bike trails, cafes, medical facilities, The District, Club Lime and Supabarn all right at your doorstep. Public transport options and main

2  2  1 

FOR SALE
\$530,000+

VIEW
Sat 13th Jun @ 9:00AM - 9:30AM

AGENTS
Andrew Browne
0403 169 259
andrew.browne@ljhdickson.com.au

AGENCY
LJ Hooker Dickson
(02) 6257 2111

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**

arterial roads give easy access to the Gungahlin Town Centre, Belconnen and the Canberra CBD.

Whether you're a first-home buyer seeking low-maintenance living, a downsizer wanting convenience at your doorstep, or an investor looking for strong rental demand, this property is must-see so come along to the next open home or call Andrew on 0403 169 259 to arrange your private inspection.

Features:

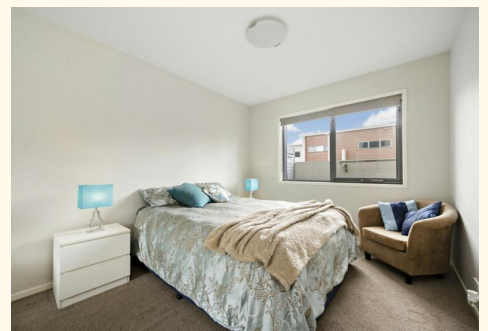
- Ground-level apartment with private courtyard
- Kitchen with stone bench tops,
- Ample storage and quality appliances
- Two bedrooms with built in robes
- Main bathroom with floor to ceiling tiles
- Ensuite with floor to ceiling tiles
- European laundry
- Split system air conditioning
- Security intercom access
- Secure basement car park with storage plus
- Directly opposite Hilltop Reserve
- Short walk to Crace shops
- Short walk to Crace Recreation Park Playground

MORE DETAILS

Property ID	1HKN9BF92
Property Type	Apartment
EER	4.5

Andrew Browne 0403 169 259
Licensed Agent | andrew.browne@ljhdickson.com.au

LJ Hooker Dickson (02) 6257 2111
36 Woolley Street, DICKSON ACT 2602
dickson.ljhooker.com.au | info@ljhdickson.com.au





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

10/4 Thadoona Street, Crace

 **LJ Hooker**

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**