

27/12 Junee Street, Crace

## Canberra has a Fitzroy&#x2026;; In Crace

Google Maps also knows this location as 27/4 Thadoona Street.

When buying an apartment, the first compromise is usually privacy and quiet. That is not the case at the Fitzroy complex in Crace.

With a newly renovated kitchen, carpet, and paint work, the building might have been built in 2015, but the updates mean you are stepping into a 2024 apartment.

Eaves that cover the balcony for year-round cups of tea or sangria. Views of the Hilltop Reserve as your neighbour.

A small complex with only 3 floors. Unit 27 is located on Level 1 of the complex with wide hallways and quiet walkways.

- room apartment. The first bedroom boasts a balcony, light and space, and built-in robes. The 2nd room could be for guests, a study area, or even a 2nd bedroom. The possibilities are endless. But it is more than a one-bedroom. The perfect middle ground of not a one-bedroom, BUT also not a 2-bedroom either. A goldilocks home.

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**FOR SALE**  
\$410,000+

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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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**

Electric Cooktop with an island for that perfect slow Saturday breakfast and Meal prep Sundays.

An open living concept for a living and dining zone with east-facing views of the reserve means mornings are protected by the hills and eaves of the courtyard, but the enjoyment of waking up with the sun.

The wet area stays together with both the bathroom and laundry in the same area without compromising on space.

A leafy walk to the shops with well-loved Suburban, bistro The District, Pharmacy, takeaway, and café are close enough that the thought of getting milk isn't deterring, but the noise of popular shops cannot be heard from your home.

This apartment allows suburban living in the much-loved suburb of Crace as a First Home Buyer, Downsizer, or Secure investment. As the locals say, once you live in Crace, it's very hard to leave.

#### Property Features

- Newly refurbished the whole apartment in 2024
- East-facing with Eaves on the balcony for sun protection
- Kitchen island with ample storage
- Electric cooktop and Dishwasher
- Covered balcony with a clothes hanger
- Reverse Cycle Air Conditioner
- Bathroom and Laundry together
- Linen cupboard in the Hallway
- Views of Hilltop Reserve, not another unit complex
- Short walk to Crace Shops
- Car park and storage cage
- Great visitor parking for friends and family

#### Number Stats

- Built: 2015
- Living Size: 63 sqm
- Body Corp: \$741 approx. per qtr.
- Rates: \$442 approx. per qtr.
- Land tax: (only if you are an investor) \$510 approx per qtr.
- EER: 6 ( the highest you can get for established homes)
- Rental Estimate: \$500/week

#### MORE DETAILS

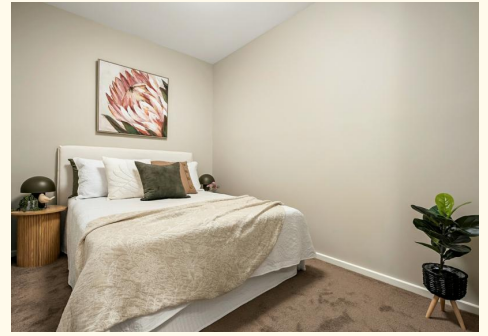
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Property Type	Apartment
EER	6
Including	Air Conditioning

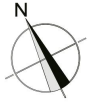
**Bri Williams 0408 787 896**

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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.

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