



14 Errol Street, Crace

Low maintenance, spacious townhouse in an unbeatable location!

This well-positioned, two-bedroom townhouse is your perfect entry into Crace. With a spacious floorplan, an expansive outdoor entertaining area, and a thoughtful balance of open and private spaces, this home is move-in ready for you to enjoy from day one.

As you step inside, you'll be greeted by a generously sized, light-filled open-plan living area. Designed for seamless indoor-outdoor living, the home flows effortlessly from the front to the back. The kitchen enjoys a leafy green outlook and is equipped with gas cooking, a dishwasher, and ample storage space. A European-style laundry is conveniently located downstairs, along with an additional powder room.

Upstairs, both bedrooms feature built-in robes, ceiling fans, and reverse-cycle air conditioning for year-round comfort. The spacious main bathroom sits between the bedrooms, providing both privacy and functionality.

The outdoor space is generous, private, and inviting-ideal for relaxing

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FOR SALE
\$635,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

or entertaining. The combination of tiled and grassed areas ensures easy, low-maintenance living. Additionally, a large undercover carport with rear access provide convenience and security.

Topping off this impressive package is the unbeatable location. Surrounded by parklands, bike paths, and walking trails, the home is just a short stroll from local shops, cafés, a gym, childcare, medical centres, and sporting ovals. Plus, it's only a 15-minute drive to Canberra City, 10 minutes to Belconnen, and a short drive to the growing Gungahlin town centre.

Internal: 86m² +23m² carport.
Block: 134m²
EER: 6 Stars

Features:

- Well-positioned, 2-bedroom townhouse
- Spacious open plan living with abundant natural light
- Seamless indoor-outdoor flow
- Modern Kitchen with: Gas cook top, electric oven, dishwasher, ample storage
- 2 generously sized bedroom with ceiling fans and reverse cycle air conditioning
- Large, private outdoor space with grassed area and raised garden bed.
- Large undercover car port with rear access with storage
- Surrounded by parkland, bike paths & Walking trails
- Walking distance to local shops, gym & cafe, Childcare and Medical centres
- Short drive to sporting oval
- 15-minute drive to the city
- 10 Minute drive to Belconnen
- 10 Minute drive to Gungahlin town centre.

Rates: \$1,977 per annum

Land Tax: \$2,749 per annum

community Title: \$690 per annum



MORE DETAILS

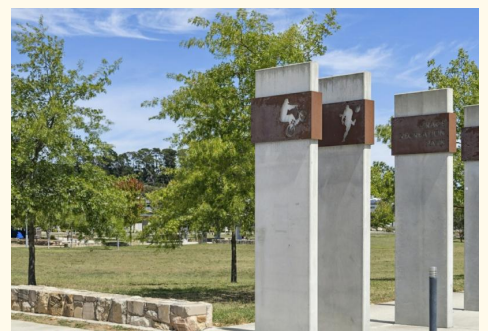
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Property Type House
EER 6

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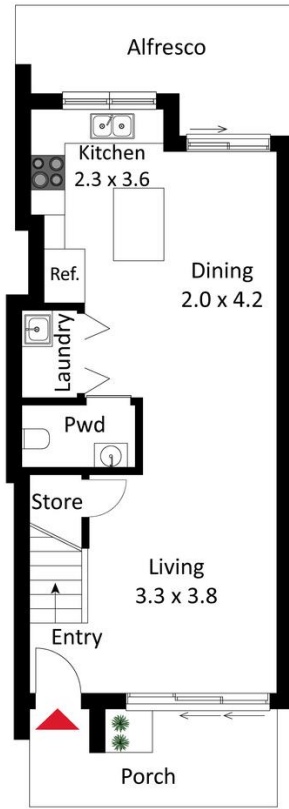
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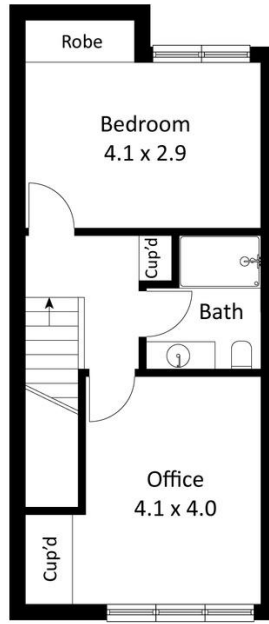
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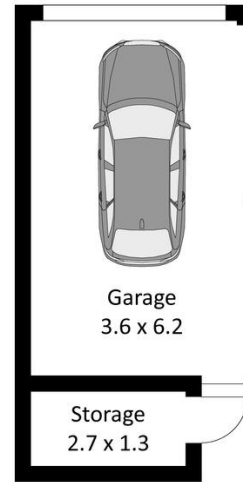
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Ground Floor



First Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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