



## Crace, 14 Errol Street

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.



**Disclaimer:** 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.



**For Sale**  
\$650,000+

**View**  
By Appointment

**Contact**  
**Andrew Grenfell**  
0424 858 529  
andrew.grenfell@ljhdickson.com.au

**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

The outdoor space is generous, private, and inviting-ideal for relaxing 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: 86m<sup>2</sup> +23m<sup>2</sup> carport.

Block: 134m<sup>2</sup>

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



**LJ Hooker Canberra City**  
**(02) 6249 7700**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	2CX0FHK
<b>Property Type</b>	House
<b>EER</b>	6

**Andrew Grenfell 0424 858 529**

ACT Licensed Agent | [andrew.grenfell@ljhdickson.com.au](mailto:andrew.grenfell@ljhdickson.com.au)

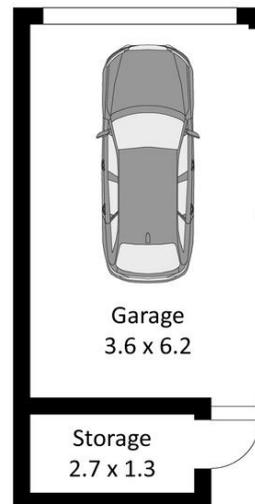
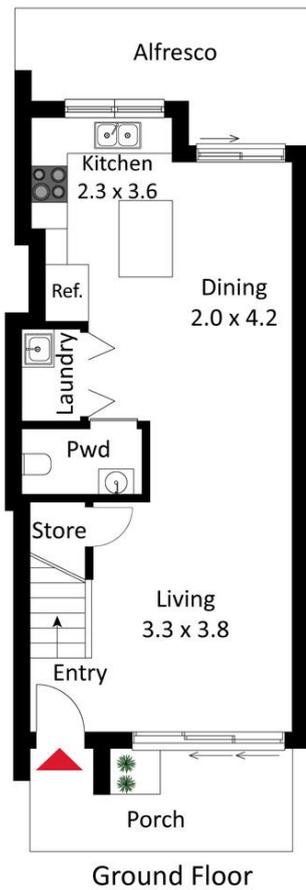
**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [canberracity@ljhooker.com.au](mailto:canberracity@ljhooker.com.au)



**Disclaimer:** 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 Canberra City  
(02) 6249 7700**



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.



LJ Hooker Canberra City  
(02) 6249 7700

**Disclaimer:** 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.