

29 Vandyke Street, Crace

## Room to Grow in Crace

Walk through the front door and the family room opens up in front of you. It's a welcoming start to a home that genuinely works for everyday life.

The kitchen sits to your left and flows straight into the dining space, so whether it's a weeknight dinner or a Sunday with the whole family over, the home holds it comfortably.

Two bedrooms sit on the ground floor, both with built-in robes. The bathroom is central with a bathtub and a separate toilet, and the laundry connects through to the garage.

That garage deserves a mention of its own. The door opens from both sides, making it genuinely practical if you've got a boat, a jet ski or a trailer. There's also room to extend to a double garage down the track, subject to approval.

Upstairs, the main bedroom with ensuite and walk-in-robe provides genuine separation from the rest of the home. Whether that means a proper sleep-in on a Saturday morning or simply a space that feels like yours at the end of the day, this home delivers it.

Outside, the flat 375sqm block is increasingly hard to find in

3 2 1

### FOR SALE

\$835,000+

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



established family suburbs. There's real room for a garden, a trampoline, a vegetable patch or simply space for kids to move.

Crace does the rest. Crace Central sits within the suburb with a supermarket, medical centre, childcare, chemist and gym. The Community Recreation Park and Gungaharra Grasslands Nature Reserve are right there for weekends outdoors.

Whether you're buying your first home, upgrading or rightsizing, 29 Vandyke Street is worth your time.

#### Features:

- Samsung dishwasher, Omega oven, gas cooktop and stone benchtops
- Three bedrooms, two with built-in robes, main with walk-in robe and ensuite
- Central bathroom with bathtub and separate toilet
- Internal laundry with garage access
- Single garage with 3800mm wide dual-access door
- Flat 375sqm block
- Water tank
- Ducted reverse cycle and Split System
- No Body Corporate or Community Title Levies
- Close to Crace Central, parks and nature reserve

#### Key Figures:

EER: 4

Rates: \$831pq (approx.)

Land Tax (for investors): \$1,499.32 (approx.)

Internal Living: 104 sqm (approx.)

Garage Size: 21 sqm (approx.)

Block Size: 375 sqm (approx.)

Year Built: 2012

#### Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## MORE DETAILS

|               |                                                             |
|---------------|-------------------------------------------------------------|
| Property ID   | 1URPFMF                                                     |
| Property Type | House                                                       |
| House Size    | 375 m2                                                      |
| EER           | 4                                                           |
| Including     | Air Conditioning<br>Dishwasher<br>Water Tank<br>Liveability |

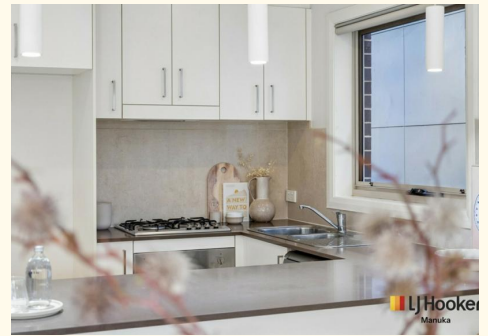
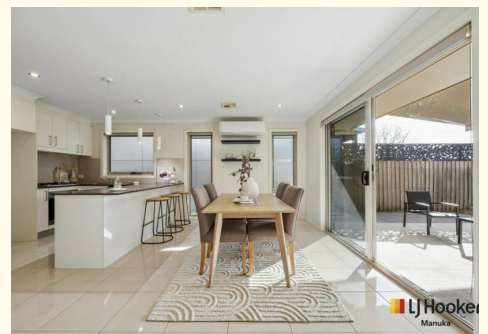
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.