



## Crace, 79 Narden Street

Buyers Guide \$825,000 +

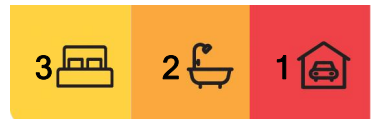
In the last seven years, Crace has really stepped up its game.

Everyone wants to be in Crace - the location's awesome, it's easy to get around, and the neighbours are a delight. People are always out and about with their cute dogs, stopping for a chat. Buying in Crace? It's hot right now.

And here's your chance. Not only is this home in Crace, but it's got some serious perks.

Tucked away at the back of Crace on Narden Street, this three-bedroom gem sits right across from the reserve. So, instead of waking up to a view of rooftops, you'll be greeted by treetops and greenery. Talk about zen!

Now, two things we say about a good home: you can never have enough power points or storage. And this place? It's got both in spades. There's a secure storage room in the



**For Sale**  
Price Guide \$825,000 +

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**EER** ★★★★★★

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garage, a spacious laundry, floor-to-ceiling built-in robes, and even clever under-the-stairs storage.

Step inside, and you're welcomed by high ceilings and loads of natural light. The formal lounge is super cosy, spacious, and private - perfect for a post-dinner cuppa. As you head through the downstairs area, the open kitchen flows into a multi-purpose space, with a formal lounge and living area on the ground floor, plus internal access from the garage.

Upstairs, you'll find the bedrooms, and let me tell you, they make you feel like you're on top of Crace (kind of literally!). The views are over the rooftops, letting in sunlight all year round. The main bedroom is huge, with a walk-in robe and ensuite - a real retreat with light streaming in from every angle.

The newly renovated main bathroom is bright and spacious - plenty of room for the kids to get ready without elbowing each other out of the way!

Even though Narden Street sits at a peaceful corner in the back of Crace, you're close to everything - with easy access to the community park and shopping area. The local shopping precinct has a Supabarn, Coffee Club, and the famous District pub. Honestly, when you live in Crace, you'll barely feel the need to leave.

But if you \*do\* need to head out - work and all that - Crace is near the Barton Highway, so it's just a few turns (Narden to Abena, onto Gundaroo Drive, then a quick hop onto the Barton) to get to Canberra City or Belconnen in just 10 minutes!

This home has room to grow with you - with three bedrooms and plenty of space to start a family. You can plant roots here in one of Gungahlin's best-kept (but not-so-secret) suburbs. For ease, tranquillity, and a bit of personality, consider making 79 Narden Street, Crace, your next home.

The key points if you don't want to read the novella

- Located at a peaceful corner in the back of Crace on Narden Street, across from the reserve with either beautiful treetop or mountain valley views from every room
- Three bedrooms, plenty of storage including a secure room in the garage, large laundry, and built-in robes throughout
- Spacious main bedroom with walk-in robe and ensuite, plus bright
- Recently renovated main bathroom with floor to ceiling tiles
- Gas cooking in open plan concept kitchen
- Large laundry space downstairs
- High ceilings, lots of natural light
- Undercover outside entertaining area
- Internal access to the house via garage
- Ex-DHA so security screens are fixed to the house for peace of mind
- Low maintenance garden in front and back of the house
- Storage ROOM (not closet) in garage for extra space
- Recent updates include new landscaping, new carpets, and freshly painted walls and ceilings
- Ducted heating and cooling throughout the home for comfort all year round



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- Close to Barton Highway with a 10 minute drive to Canberra City, Gungahlin CBD or Belconnen
- Ideal for a growing family in Gungahlin's favourite family suburb
- Friendly neighbourhood; locals often out with their dogs, easy access to Crace shops with Supabarn, Coffee Club, and The District pub

## More About this Property

<b>Property ID</b>	34T7GCY
<b>Property Type</b>	House
<b>House Size</b>	161 m <sup>2</sup>
<b>Land Area</b>	231 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Ensuite Study Study Nook Gas Hotwater Induction Cooking Electric Cooking Open Plan Ensuite

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Ground Floor



First Floor

**79 Narden Street, Crace**

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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