



## Crace, 20 Redruth Street

Invest or Nest - Location, Lifestyle & No Strata Fees

Perfectly positioned in the heart of one of Canberra's most sought-after suburbs, this modern two-bedroom townhouse at 20 Redruth Street combines low-maintenance living with unbeatable convenience-directly opposite Crace Central.

Ideal for first-home buyers, investors, or those looking to downsize, this residence offers functional design, quality inclusions, and a vibrant community lifestyle.

Designed for comfort and low-maintenance living, it features a light-filled open plan, modern kitchen, reverse-cycle air conditioning, and a private courtyard perfect for entertaining. Upstairs you'll find two spacious bedrooms with built-ins, and individual heaters, plus a stylish bathroom. A powder room downstairs adds extra convenience.

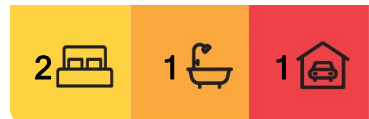
### Property Features

- Two spacious bedrooms with built-in wardrobes



**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**  
Please Call

**View**  
[ljhooker.com.au/35PRGCY](http://ljhooker.com.au/35PRGCY)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

- Gas cooking
- Stylish upstairs bathroom + separate powder room downstairs
- Open-plan living and dining area with plenty of natural light
- Modern kitchen with ample storage and quality appliances
- Private low-maintenance courtyard
- Reverse-cycle air conditioning
- Individual wall heaters and ceiling fans in bedrooms
- One secure covered car space with lockable storage
- No strata fees - only \$213/quarter community levy
- NBN Fibre to the Premises (FTTP)
- 86 sqm of internal living
- 135 sqm block
- Estimated rental income: \$580/week
- Prime location opposite Crace Central (cafes, supermarket, gym, medical centre)
- Easy access to parks, walking trails, and transport links

#### Location That Sells Itself

Crace Central-featuring a supermarket, cafes, gym, medical centre, and more-is right across the street. Parks, walking trails, and reserves are all within walking distance, offering a healthy and active lifestyle.

Enjoy quick access to Gungahlin, Belconnen, and the CBD, with public transport and major roads close by.

Whether you're stepping into the market or securing a savvy investment, 20 Redruth Street is a rare opportunity in a thriving and tightly held pocket of Canberra.

Contact Lameh on 0487 555 551 today to arrange your inspection.

## More About this Property

<b>Property ID</b>	35PRGCY
<b>Property Type</b>	Townhouse
<b>Land Area</b>	135 m2
<b>EER</b>	5.5

#### Lameh Mourad 0487 555 551

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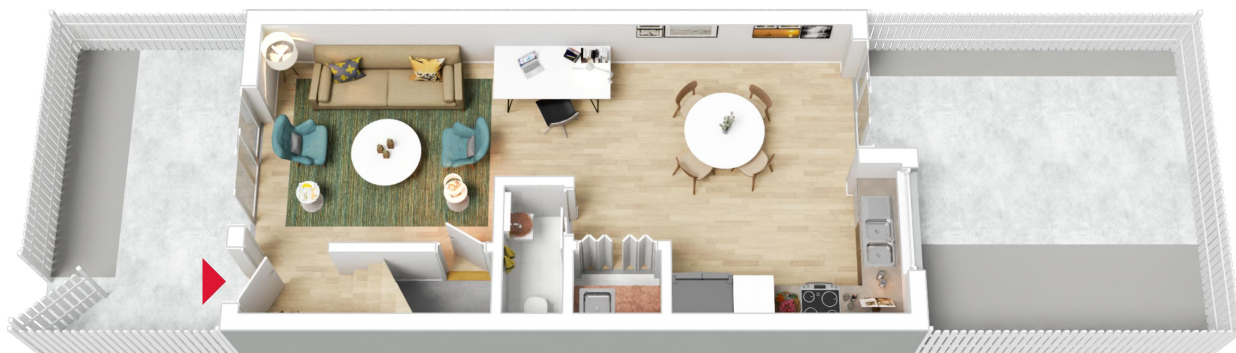


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Upper Floor



Ground Floor

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.

20 Redruth Street, Crace



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