






10/10 Junee Street, Crace

## Stylish, Low-Maintenance Living in the Heart of Crace!

Perfectly positioned in one of Canberra's most sought-after modern suburbs, this beautifully presented residence at 10/10 Junee Street, Crace offers the ideal blend of comfort, convenience and lifestyle. Whether you're a first home buyer looking to enter the market, a downsizer seeking easy-care living, or a savvy investor wanting to secure a quality property in a high demand location, this exceptional home is sure to impress.

Thoughtfully designed across two levels, the upper floor features two generously sized bedrooms, both complete with built-in wardrobes. The spacious master suite enjoys the added luxury of its own private ensuite, while the second bathroom services the remainder of the home with ease and style. Filled with natural light and offering a warm, welcoming atmosphere throughout, this home is designed for effortless everyday living.

Downstairs, the open plan living and dining area provides the perfect space to relax, entertain and unwind. The well-appointed kitchen offers ample storage and bench space, complete with quality induction cooking, making meal preparation both practical and enjoyable. Reverse cycle heating and cooling throughout ensures

2  2  1 

**FOR SALE**  
\$589,000+

**VIEW**  
By Appointment

**AGENTS**  
Lukas Cole  
0432 289 618  
lukas.cole@ljhkaleen.com.au

Jay Sarji  
0448 222 653  
jay.sarji@ljhkaleen.com.au

**AGENCY**  
LJ Hooker Kaleen  
(02) 6241 1922

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**

year-round comfort, while large windows invite an abundance of natural light into every corner of the home.

Step outside to discover a surprisingly spacious and private courtyard, providing the ideal setting for weekend barbecues, morning coffees or simply enjoying the outdoors with minimal maintenance. A single carport further enhances the practicality and convenience on offer.

Located in the thriving and family friendly suburb of Crace, you'll enjoy access to an outstanding range of amenities right at your doorstep. The vibrant Crace Village offers cafés, restaurants, supermarkets, medical facilities, gyms and everyday conveniences, while numerous parks, playgrounds, walking trails and nature reserves create an enviable lifestyle for residents of all ages. With easy access to Gungahlin Town Centre, Belconnen, the Canberra City Centre and major arterial roads, Crace continues to be one of Canberra's most desirable and well-connected communities.

Please give Lukas Cole a call on 0432 289 618 or further information or to book a private inspection.

**Features:**

Location

Two bedrooms two bathrooms

Heating/cooling

Single carport

Induction cooking

Large courtyard

Easy maintenance

Property Info:

Rates: \$2,106 pa approx

Land Tax: \$2,612 pa approx

Body Corporate: \$1,080 pq approx

EER: 6.0

**Disclaimer:**

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

**MORE DETAILS**

Property ID	2H56F9Q
Property Type	Unit
EER	6

**Lukas Cole 0432 289 618**

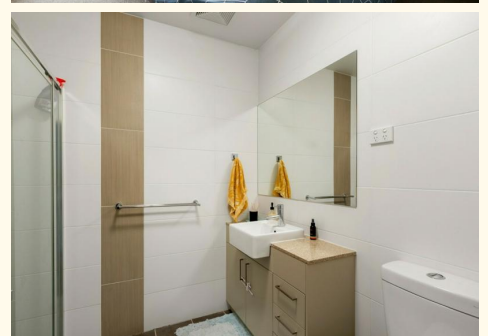
Licensed Agent ACT | [lukas.cole@ljkaleen.com.au](mailto:lukas.cole@ljkaleen.com.au)

**Jay Sarji 0448 222 653**

Sales Associate | Team Cole | [jay.sarji@ljkaleen.com.au](mailto:jay.sarji@ljkaleen.com.au)

**LJ Hooker Kaleen (02) 6241 1922**

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





Ground Floor



First 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.

10/10 Junee Street, Crace

