

## Crace, 34/4 Thadoona Street

### Easy Care Living!

Light, bright, inviting and now vacant ready to move in!

The Fitzroy is a boutique complex in the heart of Crace directly across from one side the Hilltop Reserve, and the other popular Crace shops including Superbarn, The District, Club lime gym, medical centres and coffee shops to name a few.

The full-sized kitchen offers plenty of bench and cupboard space. The living areas are light, bright with room for a dining suite and lounge suite.

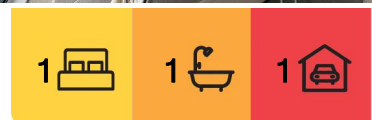
Stylish in design and boasting quality appointments, this is an outstanding opportunity as offers low maintenance living in a suburb setting.

Offering:

\* Walking distance to local shops and amenities



**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**  
\$379,000

**View**  
[ljhooker.com.au/HP00QF8H](http://ljhooker.com.au/HP00QF8H)

**Contact**  
**Robert Murphy**  
0414 734 185  
[rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**EER** ★★★★★★

**LJ Hooker Belconnen**  
(02) 6251 1477

- \* Walking distance to Hilltop Reserve
- \* Lovely, elevated views out to Mount Percival Nature reserve
- \* Walking distance to COGS, Crace community gardens
- \* Located on the second floor
- \* Secure intercom entry
- \* Large open plan living and dining with a step out balcony
- \* Large main bedroom with a three-panel glass doored wardrobe and step out access to the balcony
- \* Space saving European style laundry with a dryer
- \* Dishwasher
- \* R/C Air-conditioning
- \* Single level floorplan
- \* Secure basement carpark with storage
- \* Well maintained attractive complex with a very low strata fee
- \* NBN connected with FTTP

Perfect for first home buyers, downsizers or parents looking for an alternative to Uni. accommodation.

- \* Year Built: 2015
- \* Unit Plan No: 4088
- \* Living Size: 53sqm
- \* Balcony Size: 8sqm
- \* EER: 6.0
- \* Rates: \$1,664 p.a.
- \* Strata: \$2,926 p.a.
- \* Land Tax:\$1,728 p.a. (investors only)

#### Development Information:

- \* Name of development: Fitzroy
- \* Number of units in development: 57
- \* Strata management: Bright & Duggan

#### Disclaimer:

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## More About this Property

<b>Property ID</b>	HP00QF8H
<b>Property Type</b>	Unit
<b>House Size</b>	53 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes Remote Garage

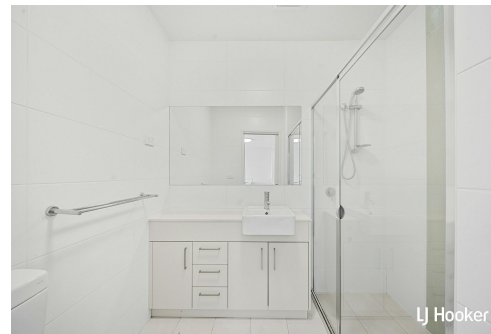
**Robert Murphy 0414 734 185**

Sales Agent | [rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

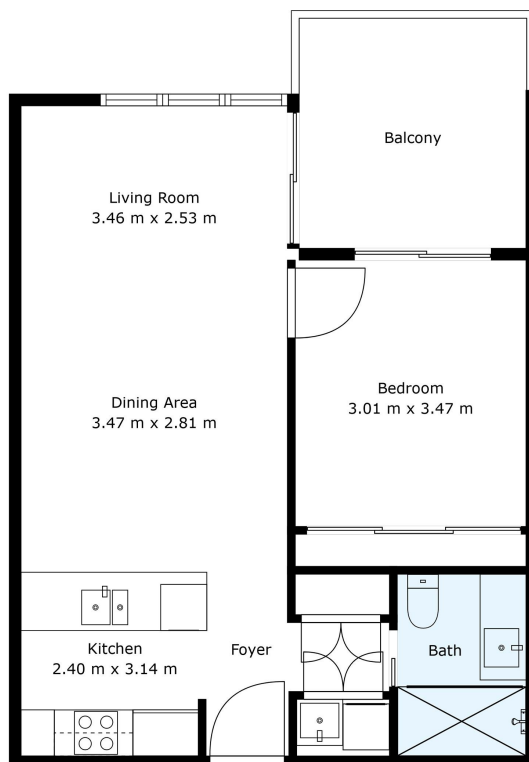
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*



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