

4/47 Abena Avenue, Crace




## Smart Start or Solid Investment in Prime Crace Location

This ground-floor apartment in the heart of Crace offers outstanding lifestyle and investment appeal whether you're stepping into the market or expanding your portfolio.

With a contemporary open plan living space large enough for separate dining and lounge, a well-appointed kitchen, a bedroom with mirrored built in robes, and sunny courtyards front and back both accessible from the living area, this unit offers the perfect blend of style and functionality in a prime location.

Living in Crace means being part of a relaxed and family friendly community with so many local amenities at your doorstep including easy access to Crace Central shops, public transport, scenic walking trails, local cafes, and easy access to Gungahlin Town Centre.

For investors this is an ideal property in a suburb known for its solid rental returns and ideal location. This is also a brilliant property for starting your real-estate journey, as a first home buyer you'll reap the rewards of a property that can be held as an investment to provide a leapfrog into a larger home down the track.

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**FOR SALE**  
\$390,000+

### AGENTS

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Jake Bunday  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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**

With a convenient ground-floor location, this apartment delivers an exceptional opportunity, Contact Jake or Olivia today for more information or to book your next inspection.

#### Key features:

- Ground floor one bedroom unit
- Open plan living space with north facing aspects and access to both courtyards
- Well-appointed kitchen with electric cooking, stainless steel appliances, dishwasher and ample storage
- Split system reverse cycle air conditioning
- Two separate enclosed courtyards
- Generous bedroom with mirrored built in robes
- Location: Close to public transport, Close to shops
- European laundry with washer and dryer
- Secured carport and an additional lock-up storage cage
- Easy access to local amenities including Crace Central shops with Supabarn, The District pub, chemist., medical centre, gym, cafes and restaurants, public transport, local walking trails and a few minutes' drive down to Gungahlin Town Centre or city.

#### Quick stats:

- Body corporate: \$969pq approx.
- Rates: \$482pq approx.
- Land tax: \$643pq (investors only) approx.
- Year built: 2014
- EER: 4.5

## MORE DETAILS

Property ID	35NBGCY
Property Type	Unit
House Size	46 m2
EER	4.5
Including	Air Conditioning Dishwasher Open Plan

#### **Olivia Fairweather 0478 653 447**

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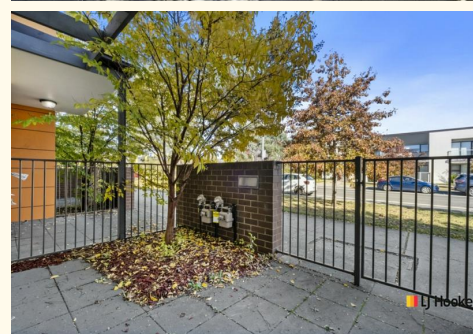
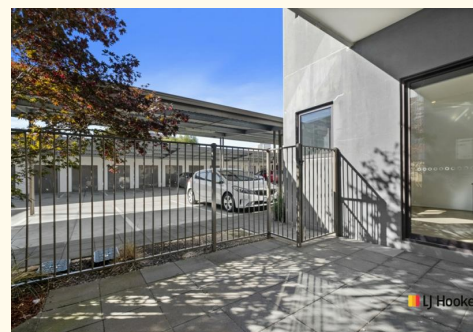
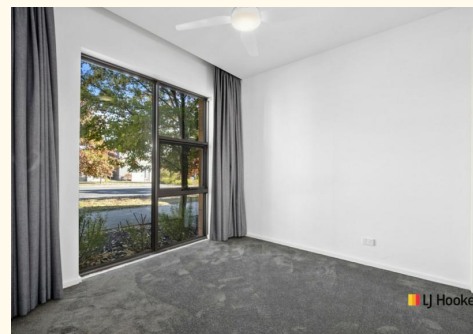
#### **Jake Bunday 0411 367 920**

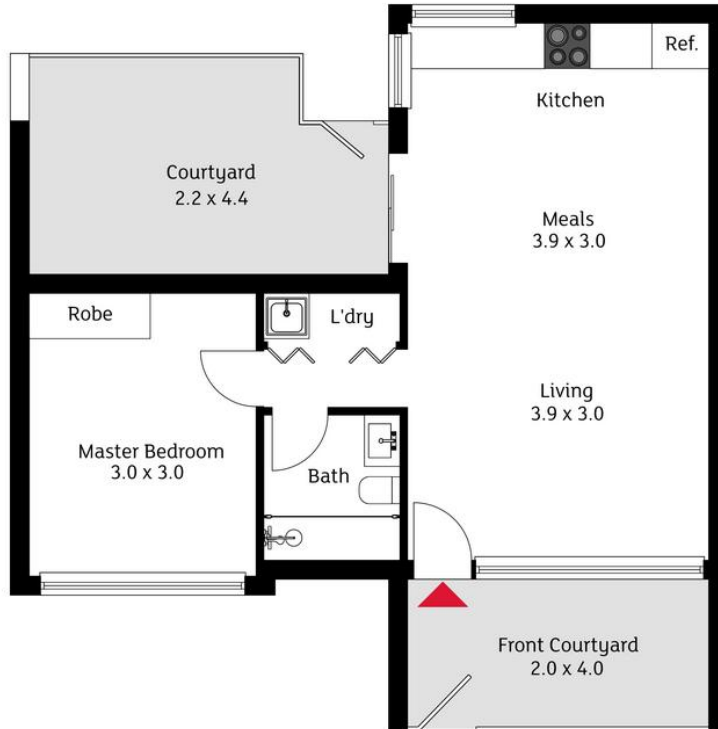
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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