



19/47 Abena Avenue Crace, ACT



## Low-Maintenance Living with Modern Comfort

Step into this welcoming home in Crace, where every detail is designed to offer both comfort and convenience. The master bedroom provides a peaceful retreat with a built-in robe for easy storage. A well-appointed bathroom cleverly combines with the laundry, maximising space without compromising style.

The heart of the home is an open-plan living and dining area, flooded with natural light and flowing effortlessly onto a private balcony. It's a perfect space for both quiet evenings and lively gatherings. The modern galley-style kitchen is a delight for any home chef, offering a sleek, functional design for effortless meal prep.

Year-round comfort is guaranteed with split system heating and cooling, while a dedicated car space with an additional storage shed ensures practicality.

### Features Overview:

- Single level floorplan on the second floor
- Brand new 100% wool carpets

**Inspect:**

Saturday, 19th October 2024 11:00 - 11:30

**Price:**

\$380,000 - \$420,000



**Jess Smith**

0410 125 475



**Shaye Davies**

0459 140 665



Upper Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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Crace



Upper Floor



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