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Crace on the rise

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The master-planned suburb of Crace has a new boutique development on the way and it's already proving popular with buyers.

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Since its February 1 launch, 11 of the 50 apartments have already been snapped up, primarily because of their affordability and convenience.

With prices starting at \$269,000, they look to be just the ticket for both first-home buyers and investors.

The developer, Geocon, says Crace was an obvious choice for the 50-apartment project, to be called Newtown. Work on the development has started with a completion date of mid-2015.

"Crace has just been completed as a suburb, it has more infrastructure than any other suburb in Gungahlin – it's a mini village," said Geocon managing director Nick Georgalis.

"It was a good opportunity to pick as an affordable suburb in Gungahlin. Crace really is the best, most affordable suburb."

Newtown, located on Redruth and Hillcrest streets, is adjacent to the Crace Central shopping precinct, which has a large Supabarn supermarket, gym and cafe with more shops set to open this year.

Designed to fit perfectly with its surrounds – the suburb that promised it would "change everything" – Newtown is built around a communal open space.

Sustainability and social interaction were at the forefront of the developers' minds when designing Newtown.

In addition to the spacious patios included with the ground-floor apartments, making friends with the neighbours or entertaining guests is easy with the large communal barbecue and courtyard area.

"It is appealing from every aspect and there is also plenty of visitor parking so your friends can visit," Georgalis said.

Both the apartments and the common areas were designed with a strong focus on solar orientation.

The kitchens feature AEG appliances including a dishwasher and there are glass splashbacks.

The apartments all have open-plan living areas.

There are still one, two and three-bedroom apartments available. And there's a wide variety when it comes to size. On the first floor you'll find two-bedroom apartments with 55 square metres of internal space and a 10-square-metre balcony, while some ground floor two-bedders with 75 square metres of internal living have up to 115 square metres of patio space.

This week Crace was named as a finalist for a 2014 Property Council of Australia/Rider Levett Bucknall Innovation and Excellence Award in the master planned community category. The project director, CIC's Gavin

Kemp, said: "From its inception, Crace set out to challenge people's perceptions of what a new suburb could be and this vision has now been realised."

He highlighted the community atmosphere, sustainable features, shops, childcare, community garden, medical facilities and 23 hectares of parks as important attractions.

One-bedroom plus study (56-61 sqm) apartments are available from \$269,000, two-bedroom apartments (55-85 sqm) are available from \$309,900, and three-bedroom apartments (from 85 sqm) are available from \$409,900 at Redruth and Hillcrest Streets, Crace. The display suite is open on site on Saturday and Sunday from 2.30-4.30pm. Phone Michelle Dzakula, 0409 007 163, or see geocon.com.au/property/newtown-at-crace

This story was found at: <http://news.domain.com.au/domain/real-estate-news/crace-on-the-rise-20140214-32q4p.html>