

15 Punyibah Street, Crace, ACT 2911



Sold Duplex/Semi-detached

Saturday, 23 September 2023

15 Punyibah Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached



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\$780,000

No body corporate, no waiting for anyone to move out, means, no worries. This lovely home is vacant and ready for you now! Located on a corner block and near to parklands makes it surprisingly private. The home is also facing in three directions with large windows, so it's light and bright all day. Where you live becomes a part of who you are, the atmosphere inspires you, the people on the streets influence you and the nearest café is soon to be your favourite spot. Live in a thriving, family friendly area surrounded by parklands, walking trails, and with all of life's conveniences nearby thanks to the Crace Central shopping centre and the Crace Recreational Park. To receive a copy of the digital brochure containing the contract and much more, please send us an email and it will be automatically sent to you.

Overview:

- Separate title – no body corporate or strata
- Duplex with only one adjoining wall being the garage side
- Vacant possession with the option for early access prior to settlement
- NBN-FTTP
- No unapproved structures
- North facing yard and living area
- Private entrance at the side, compared to other duplexes
- Elevated open view towards the west to enjoy the stunning sunsets

Inside:

- Open plan living area
- Kitchen with stone bench tops, dishwasher, gas cooktop, externally ducted rangehood, and a mobile bench top that is on wheels so it can be moved around to accommodate your furniture placement
- New carpets and paint in 2021
- Ducted gas heating plus a separate reverse cycle system in living area
- LED downlights
- Single remote garage with internal access, shelves, and cupboard
- Double linen cupboard in hallway
- European laundry
- Bedroom 1 has a walk in robe plus ensuite
- Beds 2 and 3 have double mirrored robes
- Main bathroom has a shower, bath and tastic
- Cross ventilation with windows on three sides
- Digital door lock

Outside:

- Established trees for added greenery and privacy including maple and lemon trees, roses, and strawberries.
- Instantaneous gas hot water system
- Room in driveway for two additional cars
- Low maintenance yard, includes clothesline, outdoor tap, and power point
- The backyard is daily visited by fairy wrens
- Grassed front yard

Crace and the surrounds:

- Gungahlin Hill Nature Reserve at end of the street – go for a walk, be one with nature, and enjoy the beautiful native plants and orchids
- Nearby to a range of biking & walking trails
- Crace Recreational Park featuring BBQ and picnic areas, outdoor gym, basketball/soccer court, netball court, cricket pitch, pond area and public toilet facilities
- Crace Central shopping centre featuring a supermarket, eateries, chemist, gym and other great amenities
- Crace medical centre and GP
- Child care centre
- Community garden
- Located in a central area with 10-min drive to Gungahlin and Belconnen Shopping malls
- 15 mins to city

The Numbers (approx):

- Living area: 97m²
- Garage: 20m²
- Block size: 239m²
- Age: 10 years (built 2013)
- Land value: \$444,000 (2023)
- General rates: \$3,003 p.a
- Water rates: \$704 p.a.
- Land tax (investors only): \$5,037 p.a
- Rental estimate (unfurnished): \$660 week
- EER (Energy Efficiency Rating): 4.5 stars with a potential of 6 stars, just by adding heavy drapes and pelmets

To help buyers, we offer the following:

- A digital brochure with everything to consider a purchase, including the full contract.
- We refer a solicitor who can review the contract.
- Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period.