

23 Punyibah Street, Crace, ACT 2911

House For Sale

Thursday, 18 April 2024



23 Punyibah Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 372 m2

Type: House



Jacob Stanton
0499999734



Jesse Sands
0402669754

Auction 11/05/2024

Elevate your lifestyle with this impeccably designed residence nestled in a picturesque corner of Crace. This stunning 3-bedroom ensuite home seamlessly blends modern style with practicality and comfort. Perfectly suited for entry-level buyers, young families, or downsizers, this property offers an ideal balance of affordability and luxury, promising a seamless transition to your next chapter. As you approach, you'll be greeted by a beautifully landscaped front yard framed by lush hedging and a picturesque maple tree, setting the tone for the elegance within. Step inside to discover a thoughtfully crafted interior, brimming with quality inclusions that ensure your move is effortless. The heart of the home lies in the spacious open-plan design, where the contemporary kitchen steals the show with its sleek stone countertops, stainless steel appliances, and ample storage space. Adjacent, the living area beckons with its cozy ambiance, while the formal dining area is adorned with an eye-catching pendant light and dimmable LED downlights throughout. Retreat to the luxurious master bedroom, complete with plantation shutters, an ensuite, and a walk-in wardrobe, offering a sanctuary of relaxation. Two additional bedrooms, each featuring built-in wardrobes, share a sophisticated main bathroom including both a shower and bathtub, perfect for family or guests. Outside, the securely enclosed backyard ensures safety for pets and children. A spacious garden shed and a 4000L rainwater tank provide practicality, while the large pergola, adorned with LED downlights, sets the stage for outdoor gatherings day or night. Year-round comfort is assured with reverse cycle ducted heating and cooling, ensuring a pleasant atmosphere in every room. The double garage with internal access and automated door adds convenience to your daily routine. Situated within walking distance to Gungahlin Hill Nature Reserve and a short drive to Crace Shopping Village and amenities, this home offers the perfect balance of easy-care living and family-friendly vibes. Welcome to your new home.

The Location:

- 2-minute walk to Gungahlin Hill Nature Reserve
- 5-minute walk to Nature Playground Crace
- 3-minute drive to Crace Central, Shops, Cafes + more
- 9-minute drive to Gungahlin Marketplace
- 12-minute drive to Westfield Belconnen
- 15-minute drive to Braddon

The Crace Lifestyle:

- Family-Friendly Atmosphere: Crace offers a welcoming community ideal for families.
- Abundant Green Spaces: Enjoy parks and playgrounds for outdoor activities and relaxation.
- Crace Shopping Village: Supabarn, Coffee Guru, The District, Club Lime, Medical centre, Busy Bees Childcare and more.
- Community Events: Engage in various activities fostering a sense of belonging.
- Nature Access: Explore nearby trails, reserves, and scenic views.
- Near City Center: Short drive to Canberra's downtown for urban convenience.
- Reliable Public Transport: Easy commuting to neighboring areas and the city.
- Safety: Low crime rate ensures a secure environment.
- Active Lifestyle: Fitness facilities and recreational opportunities abound.
- Strong Community Spirit: Engage in neighborhood initiatives and social events.
- Modern Infrastructure: Well-maintained roads and utilities enhance daily life.
- Proximity to Amenities: Healthcare, childcare, and public services readily available.

The Perks:

- Exceptionally presented 3-bedroom ensuite residence
- Generous 372sqm block and 155.90sqm under the roofline
- Situated in a quiet picturesque loop close by nature reserve
- Single-level layout with an open-plan design
- Ceramic tiled flooring throughout with carpet to bedrooms + hallway
- Flexible floor plan caters to multi-purpose use
- Kitchen designed for entertaining, boasting ample bench space and storage options
- High-quality Bosch appliances including oven, electric cooktop, and LG dishwasher
- Stone benchtop, tiled splashback, and feature pendant lighting add elegance
- Main bedroom features walk in robe, and stylish ensuite
- Well-sized additional bedrooms with built-in robes
- Stay comfortable year-round with ducted reverse cycle heating & cooling
- Enjoy brighter living with energy-efficient LED downlights throughout
- Outdoor entertainment, impressive rear pergola, and level grass lawn
- Low maintenance yards and leafy front gardens boarded with hedges
- Double garage with single panel remote roller + internal access
- Secure backyard enclosed with Colorbond fencing, perfect for kids and pets
- 4000L rain water tank + large rear garden shed for additional storage
- Home security alarm system for peace of mind.
- Additional street parking nearby for guest and visitor convenience

The Numbers:

- Living area: 118.10m²
- Garage: 37m²
- Block size: 372m²
- Year of Build: 2014
- Land value: \$528,000 (2023)
- General rates: \$2,877 p.a approx.
- Land tax (investors only): \$4,735 p.a approx.
- EER (Energy Efficiency Rating): 6 Stars