

# 25 Punyibah Street, Crace, ACT 2911

## Sold House

Wednesday, 13 September 2023

BASTION  
PROPERTY GROUP

25 Punyibah Street, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 372 m2

Type: House



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## Contact agent

Discover modern elegance in this stunning three-bedroom ensuite home located in the highly sought-after suburb of Crace. Situated on a generous 372sqm block, this property offers a perfect blend of style, functionality, and comfort. As you step inside, you'll be greeted by spacious, sun-filled open plan living areas that invite you to unwind and entertain. The well-appointed kitchen boasts sleek stone benchtops, stainless steel appliances, and efficient gas cooking – a true chef's delight. Stay comfortable year-round with the convenience of ducted heating and wall mounted split-system air conditioning, ensuring every corner of this home is enjoyable for the whole family. The master bedroom is a sanctuary of luxury, featuring an ensuite and a walk-in robe, providing the perfect retreat at the end of the day. Two segregated additional bedrooms, complete with built-in robes, share a stylish main bathroom with a shower and bathtub. This home also boasts a range of desirable features, including Swann security cameras for peace of mind, 6.6kw solar panels for energy efficiency, an externally vented rangehood for culinary enthusiasts, and irrigation systems for lush front and back yards. The double garage, with internal access and an automatic door, adds convenience to your daily life, and the covered alfresco area is perfect for outdoor gatherings and relaxation. Don't miss the opportunity to make this exquisite property in Crace your own. Contact us today to arrange a viewing and experience the epitome of classy suburban living.

• Spacious three-bedroom ensuite home • Generous 372sqm block and 155.90sqm under the roofline • Sun-filled open plan living areas • Stylish kitchen with stone benchtops and gas cooking • Ducted gas heating and wall-mounted split-system air conditioning • Luxurious master bedroom with ensuite and walk-in robe • Two additional bedrooms with built-in robes • Modern main bathroom with shower and bathtub • Swann security cameras • 6.6kw solar panels for energy efficiency • Externally vented rangehood • Irrigation systems in front and back yards • Double garage with internal access and automatic door • Covered alfresco area for outdoor enjoyment

**Why Buy In Crace?**

- **Family-Friendly Community:** Crace is known for its welcoming and family-friendly atmosphere, making it an ideal place to raise children.
- **Parks and Green Spaces:** Crace features numerous parks, playgrounds, and green spaces, perfect for outdoor activities and relaxation.
- **Convenient Shopping:** The Crace Central shopping precinct offers a range of shops, cafes, and essential amenities, making daily life more convenient.
- **Community Events:** The suburb hosts various community events and activities, fostering a strong sense of belonging among residents.
- **Access to Nature:** Crace is surrounded by natural beauty, with easy access to walking trails, nature reserves, and scenic vistas.
- **Proximity to the City:** Located just a short drive from Canberra's city center, Crace offers the convenience of city living without the hustle and bustle.
- **Public Transport:** Reliable public transport options ensure easy commuting to neighboring suburbs and the city.
- **Safety and Security:** Crace is known for its low crime rate, providing a safe and secure environment for residents.
- **Active Lifestyle:** The suburb promotes an active lifestyle with its fitness facilities and recreational opportunities.
- **Community Spirit:** Crace has a strong sense of community, with residents often engaging in neighborhood initiatives and social events.
- **Modern Infrastructure:** The suburb boasts modern infrastructure, including well-maintained roads and utilities.
- **Cultural Diversity:** Crace celebrates cultural diversity, offering a rich tapestry of traditions and backgrounds among its residents.
- **Proximity to Amenities:** Essential services like healthcare, childcare, and public services are readily available in the area.

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