

46 Rylstone Crescent, Crace, ACT 2911



House For Sale

Thursday, 28 March 2024

46 Rylstone Crescent, Crace, ACT 2911

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Auction

This contemporary home is situated less than fifty metres from the Crace's renowned recreational park and playground and is sure to be popular with its functional single level design complimented by a list of high-quality features and all positioned within a quiet loop street in one of North Canberra's most sought after suburbs. Behind the unassuming façade, you will be pleasantly surprised to step inside and see oversized living spaces with high 2.7m ceilings, an abundance of glass bringing in natural light & complimented with bespoke feature lighting and feature walls to give each room a unique look and feel. Offering two living zones, the home provides plenty of space for daily relaxation as well as entertaining guests. The volume of space in the main living zone is impressive, and really does exude a light and airy feeling, with the large glass stacking doors opening up the space to seamlessly connect with the outdoors. The kitchen is exactly what you would expect in a home of this calibre, with 40mm stone benchtops, quality appliances and an abundance of storage. The beautiful sunny North facing deck area gives you the perfect space to enjoy the outdoors and in complete privacy. The easy-care gardens are low maintenance, however still providing space enough to enjoy your very own private sanctuary away from it all. The location here is ever so convenient being only 400 metres from the popular local Crace shops and just a short drive away from the main retail centres at the Gungahlin Town Centre, ensuring you will always have everything you need at hand. For those who love the outdoors, trips to the park will become a regular occurrence, with one of Canberra's favourites located right at the end of the street. Crace also boasts a host of walking trails, playground areas and the Gungahlin Hill Nature Reserve for those who wish to venture out and explore. The convenience and accessibility when living here in Crace is bound to make your daily lives easier. Being located adjacent to the Barton highway for ease of access to both the inner north, city and south Canberra, means no matter where you need to go it will never take you too long. A premium home and a great opportunity to purchase into the thriving Crace community.

Summary of features:

- Located in the popular suburb of Crace
- Convenient to the Gungahlin Town Centre & Barton Highway
- 3 generous bedrooms
- 2 bathrooms
- Single level design
- 2 spacious living zones
- 2.7 metre ceilings throughout the home
- Beautiful connection from indoors to the outdoors
- North aspect to side of the block ensuring natural light & energy efficiency
- Generous bedroom sizes (all with built in robes)
- Impressive segregated main bedroom suite to rear of the home
- Well-appointed bathrooms
- Separate laundry with generous storage
- Ducted reverse cycle heating/cooling throughout the home
- Instantaneous gas hot water system
- NBN connected
- Outdoor entertaining deck area
- Private, established low maintenance backyard
- Rain water tank
- Double remote garage
- Solar system

Figures:

- Block: 449m²
- Living area: 174m²
- Garage: 41m²