

6 Punch Place, Monash, ACT 2904



House For Sale

Monday, 23 October 2023

6 Punch Place, Monash, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 878 m2

Type: House



Ben James

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Auction

Impressively spacious, incredibly low maintenance and boasting a prime, yet private position that offers outstanding convenience, this stunning single-level residence will impress anyone who walks through its doors. Gracious in its design and generous in its dimensions, the home flaunts a well-laid floorplan that is complemented by terrific entertaining and gardens. Providing ample room for relaxation, it hosts two distinct living zones. These include a lounge and dining area and an open plan family and meals zone that is overlooked by a u-shaped kitchen lavished with a new suite of appliances. Transitioning outside from here, tranquil gardens and decking form a serene setting for all kinds of summer entertaining and meals, featuring a covered and lit alfresco with a full outdoor kitchen including a hot/cold water sink, ceiling fan, drop down blinds, electric fire place and integrated TV and storage, and a separate, secure lawn area providing ample space for the kids to run amok. Sunlit bedrooms await, including a luxurious master suite with a spacious walk-through closet to the ensuite and sliding door access to a garden area that could house a spa or be partitioned into a small courtyard. Three additional bedrooms and a study nook in bedroom four, are an escape from the hub of the main areas of the house and share a quality three-way bathroom with easily accessible areas for the shower, the toilet, and the vanity. Finishing touches include double-glazed windows, ducted reverse cycle A/C and heating, LED lighting, ample storage, all complemented by off-street visitor parking. You're also very close to Monash Primary School and transport, and within a short drive to Erindale Shopping Centre and its restaurant strip, sporting facilities and close to the arterial roads linking Tuggeranong to Woden and beyond, with a short drive to both Tuggeranong and Woden Town Centres. EER 3.0

Why this home is solely for you:*

- Accommodating four bedroom home located on a 878m² block, in a quiet cul-de-sac, with easy access to a whole range of facilities*
- Highly sought-after single-level design*
- Internally the home has a family friendly and versatile floor plan*
- A large modern door takes you directly into the lounge and dining area which is flushed with natural lighting and offers a welcoming atmosphere*
- Family and meals separated by a central kitchen, which aligns with two outdoor areas*
- Practical kitchen with abundant bench space, ample storage, large fridge cavity and new appliances including a Chef oven with separate grill, 70cm black ceramic cooktop with four zones, and a Kogan dishwasher*
- A triple stacker door from the family room leads out to an 'entertainer's paradise', with full outdoor kitchen, hot/cold water sink, ceiling fan, drop down blinds, electric fire place and integrated TV and storage*
- Securely fenced back garden, ensures peace of mind when children and pets play outdoors, with an abundant grassed area providing ample space for them to run amok, surrounded by established plants, a vegetable garden, two garden sheds, and a water tank*
- Four well-arranged bedrooms enhanced by storage*
- Segregated master features sliding door access to a garden area that could house a spa or be partitioned into a small courtyard, and walk-through robe access to the ensuite*
- A study nook in bedroom four is an escape from the hub of the main areas of the house*
- The three-way main bathroom is newly renovated and creates three separate, easily accessible areas for the shower, the toilet, and the vanity*
- Laundry with a good amount of storage and external access*
- Stunning double glazed windows (apart from angled feature window in the family area)*
- Stay comfortable all-year-round with ducted reverse cycle A/C and heating*
- LED lighting throughout*
- Long driveway leads to a double carport and behind gates, to a generous double detached garage*
- Centrally located within a brisk walk to Monash Primary School and transport, and within a short drive to Erindale Shopping Centre and its restaurant strip, sporting facilities and close to the arterial roads linking Tuggeranong to Woden and beyond, with a short drive to both Tuggeranong and Woden Town Centres*

House size (approx.): Residence - 166.00m²; Garage - 48.00m²