

75 Samaria Street, Crace, ACT 2911



Sold House

Sunday, 24 September 2023

75 Samaria Street, Crace, ACT 2911

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 457 m2

Type: House



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\$1,425,000

Positioned at the summit of Samaria Street in Crace, this stunning family home is set to welcome home its new owners to create life long memories. Architecturally built in 2014 on one of the most popular streets in the suburb, this gorgeous family home boasts over 216sqm of living on almost 460sqm of land. The home is set over two storeys with a North/West facing aspect with some of the best uninterrupted views to be found across the Brindabellas. Upon entry into the home you'll immediately appreciate the high ceilings throughout and low maintenance tiled flooring. On the ground level you start with the master bedroom conveniently located just past the entrance. The oversized suite is drenched in natural light and features a large walk-in-robe and floor to ceiling tiled ensuite with double basins. Through to the living area, you are greeted with a large open plan layout of living, dining and kitchen. The living/dining area is encapsulated with stunning electric sheer curtains which give the room an elegant look and feel. The kitchen boasts beautiful 40mm caesar stone benchtops and oversized island bench, 5 burner gas cook top, electric oven, dishwasher and integrated walk-in pantry. A family focused rumpus room adds another space for multi usage on this level, as well as a great sized and designed laundry and powder room. Out to the North/East facing backyard you can enjoy all year round entertaining under the large Alfresco space and manicured landscaped yard and gardens. Up the stairs to the top level of the home you have the remaining three bedrooms all with BIRs and vast amounts of natural light. A large floor to ceiling tiled bathroom with integrated bath and an additional living/rumpus area is also provided on this level which is perfect for multi usage. Location wise you are surrounded with natural plant life at the end of the street perfect for nature walks and enjoying the outdoors, local shops, cafes, bars and schooling options also just a few minutes around the corner in Crace.*

Beautiful two storey home built in 2014* North/West facing aspect with stunning views of the Brindabellas* High growth + demand suburb (Crace)* Solar passive throughout* Four bedrooms + two bathrooms & powder room* Upgraded sheer curtains, gorgeous ensuite + walk in robe in the master bedroom* Upgraded electric sheer curtains in living/dining* High 2.7m ceilings downstairs* Open plan kitchen with 40mm caesar stone benchtops and oversized island bench. 5 burner gas cook top, electric oven, dishwasher and integrated walk-in pantry* Multi usage rumpus room off the living/dining area and also upstairs* Three bedrooms upstairs with BIRs + beautifully finished bathroom with integrated bath* North/East facing backyard with covered alfresco area including BBQ and entertainment space, landscaped gardens and veggie garden* Ducted reverse cycle heating/cooling* Gas hot water* Large double car garage* 10KW Solar system* Perfectly located to nearby bushland, local shops, schools and transport

Living size: 216sqm Block size: 457sqm Garage size: 39sqm Build year: 2014 EER: 5.0 Rates: \$3,052pa (approx.) UCV: \$635,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.