

**1/40 Tenison-Woods Circuit, Bonython, ACT 2905**



**Townhouse For Sale**

Saturday, 2 December 2023

1/40 Tenison-Woods Circuit, Bonython, ACT 2905

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 196 m2**

**Type: Townhouse**



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## Auction

**Auction Location:** On Site This exquisite and newly renovated home is in a fabulous position in Bonython. It is located close to parks, ponds, lakes, nature reserves and schools, and is only an 800m walk to Bunnings. Positioned close to all that Tuggeranong Town Centre has to offer, this beautiful two-storey, 3-bedroom property must be inspected to fully appreciate what is being offered. With too many features to list here, the property offers beautifully engineered flooring, professional painting throughout, upgraded high quality lighting including smart switches in several rooms, and feature strip lighting to the living room and kitchen. The light filled front living room of this home flows seamlessly onto the front deck. The kitchen and laundry bring a level of luxury that would be difficult to find in a new property, let alone a property of comparable age. They feature soft close draws, well-considered placement of cupboards and appliances, beautifully crafted stone benchtops and a mirrored splashback. The property offers an enormous rear yard, larger than many freestanding houses that you would find built in the newer suburbs today. The backyard has an upgraded alfresco covering for outdoor entertaining, offering a custom built steel structure to stand the test of time, while retaining the natural sunlight flowing back into the house. This home has a quiet leafy outlook, plenty of convenient parking directly adjacent to the driveway for the entertainers or tradies with trucks and trailers, and is a short distance to South Point Shopping Centre, Tuggeranong Town Centre, schools, public transport and much more!

**Features Include:**

- The total living area is 174sqm, made up of 126sqm living, 10sqm front deck, 30sqm covered alfresco and the 8sqm balcony.
- 3 bedrooms, 2.5 bathrooms, lock up garage.
- Two outdoor entertaining courtyards, one beautiful upstairs balcony.
- Two oversized living areas.
- Designer luxury kitchen, breakfast bar for 4 stools, dishwasher and more.
- King sized bedrooms with built in wardrobes.
- Master bedroom with a balcony, and renovated ensuite.
- Ducted zoned reverse cycle heating and cooling system.
- Exposed aggregate driveway and oversized 22sqm single lock up garage.
- Plenty of additional parking to accommodate vehicles and trailers.
- Electrical, plumbing and gas provisioning to accommodate an external spa, and kitchen.
- Approximately \$2,500 of professionally installed speakers to the front living room.
- 10kw solar panel system with Jinko Tiger Neo Satin solar panels and Sungrow inverter.

All of the hard work has been done and the home is ready for you or perhaps your future tenants to enjoy now. Please contact Andrew Curren from L J Hooker Tuggeranong on 0424 288 717 for further information. P&P Real Estate and L J Hooker Tuggeranong are proudly offering this property for sale for our mutual vendor clients.

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