

104 Barr Smith Avenue, Bonython, ACT 2905

House For Sale

Friday, 15 March 2024



104 Barr Smith Avenue, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 790 m2

Type: House



Jacob Stanton
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Jesse Sands
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Offers Over \$749,000

Discover an enticing opportunity to secure a remarkable entry-level home in one of Tuggeranong's premier family-friendly suburbs. Situated within close proximity to the Greenway precinct and bordered by Stranger Ponds, this residence offers easy access to Pine Island Nature Reserve, public transport, Bonython Primary and the bustling South.Point shopping district. It's time to make your next move to 104 Barr Smith Avenue, Bonython. Upon entering, you'll encounter a versatile and family-friendly space meticulously designed to cater to various occasions, whether it's entertaining guests or unwinding after a long day. The expansive kitchen is equipped with modern gas cooking facilities, a Westinghouse dishwasher, oven, and rangehood, offering ample countertop space and storage solutions for all your culinary needs. With an impressive energy efficiency rating of 3.5 stars, this home ensures year-round comfort with two reverse-cycle split systems in the family and kitchen living areas, complemented by multiple ceiling fans throughout. The master bedroom provides a peaceful retreat with built-in robes and an ensuite, while the two additional bedrooms offer generous proportions and ample built-in storage. External window shutters, powered for convenience, provide shade and privacy for both the master bedroom and the second bedroom. The main bathroom, in good condition, features a bathtub, shower, and separate toilet. Step into the rear yard to find a spacious grassy area enclosed by Colorbond fencing, creating a secure environment perfect for children or pets. Three well-sized garden sheds, each with concrete slabs, offer storage for tools, bikes, or gardening equipment, enhancing convenience. A covered outdoor pergola provides ample space for alfresco living and entertaining, ideal for hosting barbecues or enjoying casual gatherings with loved ones.

The Perks:

- 3 Bed | 2 Bath | 1 Car
- Proximity to South.Point shopping centre, schools, and transport
- Kitchen equipped with gas cooking and Westinghouse appliances
- Tiled kitchen and living areas for a sleek appearance
- Main bathroom includes a bath and shower
- Master bedroom features an ensuite and built-in robes
- Well-proportioned rooms, each with built-in robes
- Two reverse-cycle heating and cooling split systems
- Ceiling fans throughout
- Renovated laundry with rear yard access
- Secure single lockable garage with a rear roller door
- External electric-powered window shutters for added convenience
- Spacious grassed area and private backyard setting
- Three garden sheds with concrete slabs for storage
- Covered outdoor pergola and entertainment area

The Numbers:

- Total internal living: 122.02m²
- Garage: 31.34 m²
- Block: 790m²
- Land Value: \$488,000 (2023)
- Rates: \$690.50 p.q
- Built: 1990
- EER 1.5 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.