

# 11/31 Tenison Woods Circuit, Bonython, ACT 2905

## Townhouse For Sale

Tuesday, 19 December 2023

11/31 Tenison Woods Circuit, Bonython, ACT 2905

**Bedrooms: 3**

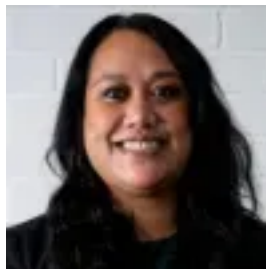
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Colin Blunden  
0409015400



Maya Rourke  
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**\$629,000+**

Situated in a quiet complex and in a fabulous location, this attractive three bedroom townhouse is a must to see. This home is set over two levels. Downstairs provides a lovely sized lounge room, a family room, spacious kitchen, powder room, laundry and internal access to the single garage, as well as access to a neat and tidy rear courtyard backyard. Upstairs, are three great sized bedrooms and bathroom. There is a balcony off the main bedroom. The location is superb as it's only a short distance to the Tuggeranong Town Centre and Business district, and public service offices. This one would be an ideal first home or investment and one you don't want to miss. Call today!

- Located close to Tuggeranong Town Centre and Business district
- Three bedrooms
- Separate living areas
- Gas heating
- Powder room
- Rear Courtyard backyard
- Balcony off main bedroom
- Gas heating
- Ideal first home or investment
- EER 3.5

**Outgoings & Property Information:** Living size: 122 sqm Garage size: 21 sqm UCV: \$186,010 Rates: \$2,266 per annum Body Corporate fees: \$2,705 per annum Land tax (if rented): \$ 2,461 per annum Expected rent: \$580-600 per week Year Built: 1994 EER: 3.5

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