

11 Irinyili Street, Bonner, ACT 2914

House For Sale

Thursday, 7 December 2023

STONE

11 Irinyili Street, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: House



Jess Smith
0410125475



Alex Ogbonna
0423535024

\$888,000

Buyers Guide: \$888,000 This Bonner home is perfect for any buyer looking their first home, downsize or even a great investment opportunity. As one of Gungahlin's fastest-growing suburbs, this delightful location benefits from being a short walk to the Bonner shopping Village, Bonner Primary School, picturesque ponds, walking trails, parks and BBQ facilities. Combining formal and informal living areas the open plan design offers an airy light-filled interior, alfresco and generous kitchen perfectly designed to maximise functionality. Features Overview:- North-facing living areas- Single level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 10 years (built in 2013)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 144.75 sqm- Alfresco: 14.17 sqm- Porch: 2.54 sqm- Garage: 39.75 sqm- Total residence: 201.21 sqm- Block: 351 sqm Prices- Rates: \$612.25 per quarter- Land Tax (Investors only): \$935 per quarter- Conservative rental estimate (unfurnished): \$650 per week Inside:- Segregated master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath and separate toilet- Front formal living room- Open plan living with glass sliding doors through to the back alfresco- Modern kitchen with ample storage and bench space- Quality appliances- Island bench - Large laundry room with internal access to the garage and external access to the back yard - Split system installed in the family room- Instantaneous gas hot water- Double car garage with internal access and remote controlled roller door Outside:- Back alfresco perfect for entertaining and relaxing - Private and easy to maintain front and back garden Construction Information:- Flooring: Waffle pod concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames to all windows except the front entrance which has a timber window installed- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0- Floor Insulation: Thermal Insulation value approximately R-0.8 (waffle pod) This suburb enjoys close proximity to Mulligans Flat Nature Reserve, close proximity to local children's playgrounds, nature reserves, Bonner shops, Stonehouse local restaurant and local primary school, a short drive to the Gungahlin Marketplace and with easy access to Horse Park Drive. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.