

# 11 Mayfield Hill, Bonython, ACT 2905



## House For Sale

Wednesday, 8 May 2024

11 Mayfield Hill, Bonython, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1180 m2

Type: House



Kate Coultas  
0404857929



Joseph Walker  
0457499679

## Auction 16/05/2024

Welcome to your dream family home nestled at the peak of a tranquil cul-de-sac, offering breathtaking views that stretch as far as the eye can see. This meticulously maintained property boasts an array of features tailored for comfort, convenience, and a serene lifestyle. Enter the home via the double front doors with Crimsafe screens, blending elegance with peace of mind. Step down to the sunken lounge adorned with cathedral ceilings, offering a spacious and airy atmosphere for gatherings and relaxation. Complementing the lounge is a formal dining room that overlooks a charming rose garden, perfect for intimate dinners or entertaining guests. Continue through to the heart of the home to the entertainer's kitchen and living area. Boasting granite bench tops, a gas stove, Bosch oven, and dishwasher, paired with ample space this home is designed to host gatherings with ease. All the living areas are strategically positioned to capture the sun's rays throughout the day. This home has room for the whole family with four bedrooms and a large study which can easily be converted into a nursery or additional bedroom, catering to your evolving needs. The segregated master suite features a walk-in robe and ensuite with a corner spa. The three additional bedrooms are fitted with built-in robes. Experience year-round comfort with a 5 star Bravis air conditioning and heating system, delivering optimal climate control for every season plus ceiling and wall insulation and two hot water systems. Entertain alfresco style under the covered outdoor area, seamlessly blending indoor and outdoor living. The sun-drenched patio overlooks the easy-care garden which has been designed for minimal upkeep, so you can spend less time on maintenance and more time enjoying your surroundings. Enjoy peace and privacy with 6ft Colorbond fencing surrounding the block, while backing onto a serene reserve. Arrive home comfortably with a double garage and covered entrance, shielding you from the elements. Benefit from the close proximity to Bonython Primary, a selection of schools, and convenient bus stops, ensuring accessibility to essential amenities. Don't miss the opportunity to make this exceptional property your forever home and start living the lifestyle you have always dreamed of. • Living: 205.05sqm • Garage: 48.2sqm • Block: 1,180sqm • Built: 1990 • UV: \$641,000 (2023) • Rates: \$3,490pa • Land Tax: \$6,079pa • EER: 2.5 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.