

**11 Mumshirl Street, Bonner, ACT 2914**

**MARQ**

**Sold House**

Wednesday, 12 June 2024

11 Mumshirl Street, Bonner, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 445 m2**

**Type: House**



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## Contact agent

Situated in a peaceful location, this inviting home has been refreshed throughout with new paintwork, bathrooms and brand new carpet, to present as-new. It offers separate living areas, master bedroom with ensuite and extensive private entertaining space. The home has strong contemporary street appeal, complemented by attractive, easy care landscaping and has near level access all around. The front sitting room is a restful space with a northerly aspect and is furnished with new carpet. LED downlighting features throughout, as well as ceiling fans to both living areas. Overlooking open plan casual living, the impressive kitchen has been designed to meet the needs of a professional chef and showcases a stone island bench with breakfast bar, a 900 mm gas cooktop, a large pyrolytic oven, double drawer dishwasher and a walk-in pantry. Ducted reverse cycle air conditioning maintains comfort throughout, well supported by a 10.2 kW solar system of 29 panels. From the family area, stacker doors open onto a large, covered entertaining area, equipped with lighting and blinds, a peaceful space to relax with family and friends, enjoying the outlook to treetops and One Tree Hill. It overlooks the neatly landscaped rear garden featuring low maintenance artificial grass. Crimsafe screens are fitted to all external doors for great airflow over summer. The spacious master bedroom has a private outlook and offers a walk-in robe and updated ensuite with a large shower space with rain and flexible fittings, and a heated towel rail. Three secondary bedrooms offer built-in robes, while brand new carpet and ceiling fans feature in all. The new main bathroom has identical finishes to the ensuite, with rain shower, heated towel rail and a separate w/c. There is internal access to the double garage, fitted with an auto panel lift door. As well there is paved parking for another vehicle in front of the home, and additional off-street parking for two cars on a gravelled area. The friendly peaceful neighbourhood has been much enjoyed by the owners, but an interstate move is now planned. Perfect for a family, the quiet location is only a short walk to Bonner shops, Neville Bonner Primary School and green belt reserves, while Mulligans Flat nature reserve is within easy reach!

**Features:-** Freshly updated contemporary home in quiet street, a walk to shops, schools and reserve- Excellent street appeal with neat, easy care landscaping and near level access all around- Separate living areas, a master with ensuite and extensive covered entertaining space- New paintwork, carpet and bathrooms, to present as new- Front sitting room with northerly aspect features brand new carpet- LED downlighting throughout and ceiling fans to both living areas and all bedrooms- Open plan casual living area with impressive, chef designed kitchen, showcasing a stone island bench with breakfast bar, a 900 mm NEFF gas cooktop, Smeg large pyrolytic oven, Fisher and Paykel double drawer dishwasher and a walk-in pantry- Ducted reverse cycle air conditioning and a 10.2 kW solar system of 29 panels- Stacker doors from family area open to large covered entertaining space with a private outlook to One Tree Hill, over neatly landscaped garden- Crimsafe screens to stacker doors and other external doors- Master bedroom offers a walk-in robe and updated ensuite with rain and flexible fittings, and heated towel rail- Three secondary bedrooms feature built-in robes, with brand new carpet in all- New main bathroom with identical finishes, rain shower, heated towel rail and a separate w/c- Rinnai instantaneous hot water- Laundry features a wall of storage- Internal access to double garage fitted with an auto panel lift door- Paved parking for trailer etc at front of home, with off-street parking for two more cars- Peaceful street is only a short walk to Bonner shops, Neville Bonner Primary School, green belt reserves and a short distance to Mulligans Flat nature reserve