

# 11 Rob Riley Circuit, Bonner, ACT 2914

STONE

## Sold House

Friday, 15 September 2023

11 Rob Riley Circuit, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 319 m2

Type: House



Sam Dyne

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**\$815,000**

Nestled in the vibrant suburb of Bonner, this exquisite family residence rests on a north-facing plot of around 319 sqm. The property boasts an entirely organic, expansive garden, ensuring a healthy and eco-friendly environment for your family. The cleverly designed layout provides ample separation, with the master bedroom thoughtfully positioned at the front, and the children's bedrooms discreetly tucked away at the rear. The house itself is thoughtfully oriented to maximize natural light, with its entire facade facing north. Inside, you'll discover three spacious bedrooms, highlighted by a generously sized master suite complete with a walk-in robe and a private ensuite. The residence also offers a seamless transition from its elegant formal living spaces to a variety of indoor and outdoor entertainment areas, all of which provide picturesque views of the meticulously landscaped backyard.

**Features Overview:-** North facing living areas- Single level floorplan, free standing separate title home- Conveniently located close to local amenities including shops, schools, ovals & public transport.- NBN connected with FTTP- Age: 12 years (built in 2012)- EER (Energy Efficiency Rating): 6 Stars

**Sizes (Approx)-** Internal Living: 112 sqm- Garage : 19.3 sqm- Total residence: 131.1 sqm- Block: 319 sqm

**Prices- Rates:** \$715 per quarter- Land Tax (Investors only): \$1178 per quarter- Conservative rental estimate (unfurnished): \$620 per week

**Inside:-** Master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Light filled open plan family/dining and kitchen- Kitchen with stainless steel appliances and island bench- Floor-to-ceiling tiles and stone bench tops in all wet areas- Ample storage- Ducted reverse-cycle heating and cooling- Instantaneous gas hot water- Laundry room with external access- Single garage with internal access

**Outside:-** Large alfresco perfect for entertaining family and friends- Easy care gardens with ample grass space for the kids and pets to play- Timber fences surround the premises

Bonner 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: [samdynes@stonerealestate.com.au](mailto:samdynes@stonerealestate.com.au)

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