

110 Mabo Boulevard, Bonner, ACT 2914

Sold House

Friday, 11 August 2023

110 Mabo Boulevard, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 287 m2

Type: House



Jonathan Charles
0262095010



Robert Burns
0262095006

\$800,000

Positioned in the sought-after neighbourhood of Bonner, this charming three-bedroom family home offers convenience, flexibility and practicality. Located just a short stroll away from local shops, sporting ovals, schools and transportation, the property boasts a desirable north side area positioning, with a delightful frontage adorned by a lush green lawn, delivering a quality home for every family. Backing Bonner oval playground and Bonner Pond, with Mulligans Flat Nature Reserve close by, this is an ideal opportunity for families who love the outdoors. Accommodation inside is provided with 3 spacious bedrooms, all of which feature built-in robes & are serviced by the main bathroom complete with shower & bath as well as a separate toilet for added convenience. Adjacent to the bathroom, you'll find the laundry and a storage cupboard, ensuring practicality throughout the home. The main bedroom features its very own well-appointed ensuite. The spacious living & dining area provides versatility and its proximity to the backyard offers the free flow indoor/outdoor lifestyle families love. A combination of tiles and carpet complete the flooring inside. The well-designed kitchen offers ample storage & workspace and is equipped with quality appliances including a dishwasher, electric oven and gas cooktop. It is complete with 20 mm stone bench-tops, catering to the needs of even the most discerning home chef. Ducted gas heating a wall mounted air conditioning unit keep the home comfortable year-round. A double garage is located to the rear with remote accesses and entry to the back yard. Outside is a safe and secure space for kids or pets to roam in their private sanctuary. This spacious backyard presents an opportunity for the new owners to personalise it to their lifestyle with plenty of space for planting additional foliage, adding a swing set or cultivating their very own vegetable patch. If you're seeking style, functionality, and low maintenance living with access to fantastic local green spaces, you don't want to miss seeing this one. This home presents an ideal opportunity for families seeking a comfortable and contemporary lifestyle, located within minutes' of all the amenities & conveniently located close to shops, schools, public transportation, parks & only a short drive to Gungahlin shopping centre. Features:-3 spacious bedrooms-All bedrooms include built-in robes-Main bathroom plus ensuite-Modern kitchen-Gas cook top-Electric oven-Dishwasher-Continuous gas hot water system-Ducted gas heating-Wall mounted air conditioning-2 car garage & storage space-Private backyard-Proximity to parks & playgrounds-Proximity to Gungahlin Town Centre Figures: Living size: 108m² Land size: 287m² Rates: \$2,200p.a. approx. Land tax: \$3,000p.a. approx. Rental estimate: \$640 - \$680pw approx.