

# 111 Bill Ferguson Circuit, Bonner, ACT 2914

## House For Sale

Friday, 26 April 2024

MARQ

111 Bill Ferguson Circuit, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 330 m2

Type: House



Justin Taylor  
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**\$738,000+**

Offering the perfect blend of both comfort and convenience, this private three bedroom with ensuite home is lovingly maintained with a functional floorplan. The residence is a readymade base for enjoyable modern living being separate titled and within walking distance to schools and local shopping centres. The property will be popular amongst downsizers, first home buyers, young families, and investors.- Superb condition and presentation throughout- New carpet, new blinds and freshly painted where needed- Functional floor plan offering a host of lifestyle options- Combination of both casual and formal living areas- Modern kitchen, gas cook top, dishwasher, oven- Large master suite, with walk in robe, ensuite- Bedrooms 2, 3 both of good size all with built in robes- Ducted reverse cycle air-conditioning (Heating & Cooling)- Instantaneous gas hot water- Private covered entertaining area onto easy care yard- Leafy, professionally landscaped back yard with rain water tank- Value packed home in convenient position- Great family neighbourhood close to all amenities- Separate title (No body corporate)Brief Summary:- - Year of construction: 2010- Internal living area: 130.95sqm- Garage Area: 25.16sqm- Total area: 156.11sqm (approx.) - Block Size: 330sqm - EER: 4.0- Rental Potential: \$620 - \$650 per week - U.V. \$428,000 (2023)- Rates: \$2,486 per annum approx.- Land Tax: (If investment property) \$3,825 per annum approx.- The property has zero un-approved structuresTake advantage of this opportunity to purchase an easy-care property which is ready to move straight into!Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property 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.