

**12/10 Helpmann Street, Bonython, ACT 2905**



**Sold House**

Monday, 14 August 2023

12/10 Helpmann Street, Bonython, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 193 m2**

**Type: House**



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**\$880,000**

Discover the perfect blend of style and convenience in this sophisticated executive townhouse located in the coveted 'Montana' complex. With four bedrooms, two living spaces and two bathrooms across a spacious floorplan, this unforgettable residence provides all the comforts of a full-sized family home with the convenience of a modern townhouse setting. Contemporary design and elegant decor unfold over two levels, offering a sense of space and luxury. The expansive open plan living area includes wraparound picture windows that capture the morning sun and lofty 2.7-meter high ceilings, creating a stunning backdrop for family gatherings and cherished memories. The sleek designer kitchen showcases elegant 40mm stone benchtops, stainless steel appliances with abundant cupboard and bench space. The kitchen flows through the dining space out to landscaped private gardens where you can catch up with friends and family in a tranquil setting. Parents will love the master suite, ideally situated on the ground floor boasting built-in robes and opulent ensuite with floor to ceiling tiles and quality fittings. Upstairs the kids will be in heaven with their own wing comprising additional family room, full-sized family bathroom and three additional bedrooms to choose from. An array of additional features include ducted heating and cooling throughout, built-in sound system to the living area and master, downstairs powder room for guests, tons of storage, and a double garage with built-in storage, 4.2m ceilings and internal access. Located minutes from Tuggeranong town centre, the family friendly location is in easy reach of top schools, shopping, restaurants and entertainment. Lake Tuggeranong and recreation facilities including the famous Pine Island swimming spot are moments away, while excellent transport options and link roads make commuting a breeze. Get in touch today, this luxury residence will be snapped up in a flash.

- Stunning 2 storey, 4 bedroom, 2.5 bathroom executive townhouse - Luxurious light filled open plan living and dining space with elevated 2.7m ceilings - Modern kitchen with 40mm stone bench tops, dishwasher, quality stainless steel appliances, electric glass cooktop, eat-in kitchen bench and ample storage - Master suite with generous ensuite and wall-to-wall built-in robes - Second lounge upstairs with balcony creating a family room for kids or versatile living space - Three additional bedrooms upstairs all with built-in robes - Large family bathroom with separate bath and shower plus separate downstairs powder room - Ducted reverse cycle heating and throughout with independent temperature control of upstairs and downstairs and ceiling fans to bedrooms - Generous landscaped low maintenance courtyard with rainwater tank - Double garage with built in storage, internal access and 4.2m high ceilings - Centrally located walking distance to Tuggeranong town centre, shopping and recreation - Living space: 193m<sup>2</sup> - Garage size: 38m<sup>2</sup> - Complex built: 2011 - Rates: \$618 per quarter - Land Tax: \$797.50 per quarter (if applicable) - Body Corporate: \$809.17 per quarter - EER: 5 stars

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