

# 12 Mollie Dyer Street, Bonner, ACT 2914



## House For Sale

Saturday, 27 April 2024

12 Mollie Dyer Street, Bonner, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 549 m2**

**Type: House**



Adil Iqbal

## Offers over \$939,000

With impressive street appeal and engineered for comfort, this family home offers a high standard of living. It is completely sun-drenched from lounge to the family, dining and kitchen. Its high 6.0 energy rating makes this home cheaper to heat and cool than a similar sized lesser rating home. It has impressive street appeal and beautiful walking trails to Mulligans Nature Reserves. On entry you are greeted with a good sized lounge room for family and friends' reunion. A dining room is large enough for the whole family has sliding door access to the backyard. A large family room is adjacent the beautiful kitchen with island benchtop. The kitchen has ample cupboard spaces and a walk-in pantry is also provided, a dishwasher, gas cooktop and a large oven complete this amazing kitchen. The family room opens to a covered alfresco, perfect to relax on after work with family or have BBQ with friends on weekends. The backyard is large with natural manicured grass and hedges that further intensify the beautiful of this large family home. The backyard can be viewed from kitchen and it's ideal for watching children's play. All bedrooms are a good size but the master bedroom is big and has walk-in robes and an ensuite. The home has ducted heating and cooling ensuring year round comfort. Instantaneous hot water is provided to enhance the comfort level a little more. The house has a new paint throughout to give a fresh feel. If you appreciate genuine quality and higher living standard, this one is for you. Key Features: 4 bed ensuite home Bathrooms with floor to ceiling tiles Wall mounted vanity and semi frameless shower screens Kitchen with stone benchtop, gas cooking and walk-in pantry Quality appliances and fixtures Large alfresco for outdoor entertainment Natural manicured grass to the front and backyard Gas heating and evaporative cooling Fresh paint throughout Instant hot water Large 549m<sup>2</sup> block Near shops, schools and bus stop