

128 Mabo Boulevard, Bonner, ACT 2914

STONE

Sold House

Friday, 10 November 2023

128 Mabo Boulevard, Bonner, ACT 2914

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Jess Doolan
0477775773



Alex Ford
0487382549

\$1,100,000

North-facing and light-filled, this stunning five-bedroom property has the perfect blend of space, style, comfort and practicality. From the onset, you are greeted with mature landscaped front gardens, with ample space and privacy. The versatile family floorplan enjoys three spacious living areas, an open plan kitchen area, seamless indoor-outdoor flow and an easy-care outdoor entertainment area. This turn-key 258.44 sqm residence is a rare offering to the market and is perfect for those looking to secure the perfect family lifestyle. Just a moment's walk to Neville Bonner Primary School, Bonner playing fields, and the Bonner shops.

Features Overview:- North-facing- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: Built in 2011- EER (Energy Efficiency Rating): 5 Stars

Sizes (Approx.):- Internal Living: 189.12 sqm- Front porch: 2.67 sqm- Alfresco: 27.24 sqm- Garage: 39.41 sqm- Total residence: 258.44 sqm- Block: 448 sqm

Prices:- Rates: \$668 per quarter- Land Tax (Investors only): \$1,323.58 per quarter- Conservative rental estimate (unfurnished): \$840-\$860 per week

Inside:- Grand hallway upon entering the home sets the tone for the rest of the home- Executive master suite inclusive of an ensuite and walk-in robe- Four additional bedrooms, all with built-in robes and ample natural light- Separate front living area perfect for all family dynamics- Large open-plan kitchen with grand stone island bench and quality appliances- Dining space seamlessly flows to outdoor undercover deck area- Cleverly designed rumpus room flows from the kitchen/dining area with sliding doors- Venetian timber blinds throughout- Laundry with plenty of storage + linen cupboard- New ducted heating and cooling (electric 25kW DAIKIN System)- Instant Rinnai gas hot water system - 3-phase power- Security cameras

Outside:- Large established front yard gardens creating lots of privacy- Undercover Merbau deck in rear- 2,500L rainwater tank with electric pump- Manicured flat lawn area perfect for the kids and pets- Garden shed- Established gardens and veggie gardens

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0

This suburb enjoys proximity to Mulligans' Flat Nature Reserve, 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 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 at: jessdoolan@stonerealestate.com.au

Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.