

131 Rob Riley Circuit, Bonner, ACT 2914



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 366 m2

Type: House



Samantha Linsdell
0402507902



Greg Hedger
0427214337

\$861,000

131 Rob Riley Circuit, a high calibre three bedroom home, just a stone's throw to multiple open green spaces, showcasing open plan living, segregated bedrooms, modern kitchen with generous storage and both ensuite and main bathroom facilities, providing a flexible and family-friendly floorplan. Wonderfully appointed, this superb residence spreads over a spacious 152.9sqm creating an idyllic residence for the astute first home buyer, family, downsizer or investor alike. Entertainers will fall in love with the spacious kitchen and large open living area which provides easy indoor-outdoor flow to the outdoor covered alfresco deck and enclosed rear yard. No surprises that Bonner is one of the most popular Gungahlin suburbs with Mulligans Flat Nature Reserve close by, perfect for bush walking and mountain bike riding, walking distance to the local Bonner shopping precinct, a variety of schooling options and Gungahlin Town Centre with light rail less than 10 minutes' drive for convenient public transport to the Canberra City centre. * Sundrenched property* Generous glazing throughout * Kitchen with 20mm stone benchtops, generous storage, stainless steel appliances* Open plan lounge and dining* Segregated master bedroom* Walk-in robe* Ensuite bathroom with floor-to-ceiling tiles* Built-in robes to remaining two bedrooms* Main bathroom with separate WC and floor-to-ceiling tiles* Separate laundry with stone bench and ample storage* Double glazed windows and doors* Reverse cycle heating and cooling* Home Security system with cameras* Slow combustion fireplace connected with vents* 2000L water tank* Lockup garage with internal access* Fully landscaped low maintenance garden Living: 152.95m² approx. Garage: 22.61m² approx. Pergola: 16m² approx. Block size: 366m² approx. Built: 2011 EER: 5.0 Rates: \$2,512pa (approx.) Land Tax: \$3,652pa (approx. if rented out) UCV: \$425,000 (2022) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.