

136 Bill Ferguson Circuit, Bonner, ACT 2914

STONE

Sold House

Friday, 25 August 2023

136 Bill Ferguson Circuit, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



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\$1,078,000

This immaculate and spacious four-bedroom home is set in a family friendly neighbourhood opposite reserve and parkland, parcelled on a 540 sqm block. Offering 274.71sqm of residence with a comfortable, modern, and convenient lifestyle choice with a terrific combination of indoor and outdoor living that can be enjoyed by all. Sit out on the undercover decked alfresco throughout summer, watching the kids play all day long in the large private back yard. The grand size of this home will appeal to all, being walking distance to a host of local amenities including Woolworths, Coffee Guru, sporting ovals, parks and Neville Bonner Primary School. Features Overview:- North facing living area- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age Built in 2010- EER (Energy Efficiency Rating): 4.5 Stars- 8kW solar system Sizes (Approx.)- Internal Living: 190.40 sqm- Deck: 34.41 sqm- Garage: 49.90 sqm- Total residence: 274.71sqm- Block: 540 sqm Prices- Rates: \$742.57 per quarter- Land Tax (Investors only): \$1,108.25 per quarter- Conservative rental estimate (unfurnished): \$770 - \$790 per week Inside:- Family friendly floorplan, with choice of separate living areas- Grand open plan living area, seamlessly flowing to outdoor entertaining space- Custom built kitchen with stone waterfall benchtops, walk in pantry and ample storage- Three spacious bedrooms with great natural light and built in robes- Master suite with walk in robe and ensuite, sliding doors also open up to outdoor entertaining- Full sized bathroom with separate bath and shower- Highest of inclusions throughout- Ducted reverse cycle heating and cooling- Oversized garage with additional storage and internal access Outside:- Expansive 34.41sqm undercover deck alfresco area, perfect for entertaining- Meticulously landscaped gardens, with grass space perfect for the kids- Side access for those with boats, caravans, and trailers- Front and rear irrigation to the lawn- Water tank plumbed to the toilets with additional tap making it easy to water the garden 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 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.