

144 Roden Cutler Drive, Bonner, ACT 2914

STONE

Sold House

Friday, 18 August 2023

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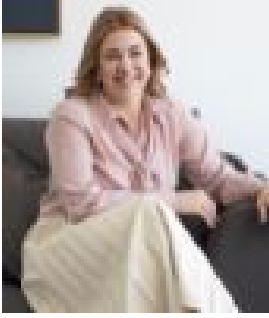
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 403 m2

Type: House



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\$890,000

Set opposite open space with a stunning rural outlook close to essentials, this modern family home has been designed for convenient family living. Impeccably appointed, it boasts spacious interiors with multiple north-facing living areas. With no compromise on quality or inclusions, the flexible floorplan has many options. Two separate living spaces with an open-plan kitchen design. Featuring an induction cooktop, an island bench and quality appliances. Features Overview:- North-facing living areas- Just minutes from nature reserve and trails, with friendly wildlife visitors.- Situated directly across from planned playing ovals and walking trails.- Single-level floorplan, free-standing separate title home- 6.6kW solar system- Walking distance to great schools, both public and private, and the local shops.- NBN connected with FTTP- Established garden with numerous fruit trees and native shrubs- Age: 11 years (built-in 2012)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 145.70 sqm- Porch: 1.5 sqm- Garage: 40.40 sqm- Total residence: 187.60 sqm- Block: 403 sqm Prices- Rates: \$604 per quarter- Land Tax (Investors only): \$896.5 per quarter- Conservative rental estimate (unfurnished): \$650 - \$670 per week Inside:- Large master suite with walk-in robe, ensuite and sitting nook with glass sliding doors through to the backyard- Spacious bedrooms- Light-filled rumpus/multi-purpose room/4th bedroom off the living with glass sliding doors through to the back yard- North-facing, open-plan living- Large kitchen with quality appliances including an induction cooktop, ample storage, easy-access pantry drawers and an island bench- Laundry room with external access- Ducted reverse cycle heating and cooling- Reclaim Energy electric heat pump hot water system- Double-car garage with internal access, door to back yard and ample storage space Outside:- Fully enclosed back yard with ample space for the kids and pets to play all day- Easy to maintain back and front garden Garden plants include:- native shrubs including tea tree, philothecas, bottle brushes and grevilleas - rose bushes- two dwarf apple trees - dwarf cherry tree- dwarf nectarine - guava tree- lemon and lime trees- apricot tree- daffodil and tulip bulbs and Iris corns 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 and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-2.0- Floor Insulation: Thermal insulation value approximately R-1.0 This suburb enjoys proximity to Mulligans' Flat Nature Reserve, local children's playgrounds, nature reserves, Bonner and Amaroo 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: jesssmith@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.