

**15 Syddall Street, Bonner, ACT 2914**

home by holly

**Sold House**

Saturday, 24 February 2024

15 Syddall Street, Bonner, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

#soldbycris #soldbymcreynolds This contemporary three-bedroom family home is packed with tech updates, all with energy efficiency and ease of living in mind. The home extends from the beautiful open social arena to a sunny outdoor room, prevailing over neatly ordered lawn, edged by tall green walls. A city oasis, Bonner is famous for its well-planned wide avenues, handsome modern family homes and the surrounding beauty of Mulligans Flat conservation area. The home rests on a quiet street, a few steps from Rob Riley Circuit Park and moments from the bustling Gungahlin precinct. Ornamental pears grace the frontage, screening the handsome form - all mixed brick in warm aubergine tones, tiled rooftop, wide shady eaves, with central portico sheltering the entryway. A private driveway ushers to a double garage with the convenience of internal access. Floating timber floors stretch golden underfoot as eggshell walls lend a soothing calm. A slender hall opens to the expansive social arena, arrayed in an open plan with stunning modern kitchen, perfectly placed with sightlines to the garden sanctuary. There is a nice open sociability with both dining and living, so conversations can flow and entertaining is easy. The long peninsula, with waterfall black stone benchtop, is both "wow" factor and communal breakfast bar. Banks of crisp white cabinetry gift ample storage, as sleek stainless-steel appliances take care of business. We love the monochromatic scheme, with glass splashback providing a hint of sea green. In the summer months the family can spill to the elegant outdoor room. This sheltered alfresco space is perfect for both quiet reflection and social connection. One imagines long lunches, extending into the evening, a deep relaxation issuing from the calming symmetry of the garden. An excellent spatial array sees the master bedroom sequestered at the front of the home. A large window welcomes daylight and frames the sculptural form of a weeping cherry. There is a simply appointed, crisp white ensuite and a walk-in-robe with customised joinery. Two welcoming bedrooms occupy the opposing end of the home, all with built-in-ropes for seamless storage. There is a central family bathroom with tub and the convenience of a separate toilet. The home excels in energy efficiency with solar array and Tesla Powerwall allowing you to generate and save your own electricity. An EV charger means you can charge your electric vehicle from home. Ethernet cabling throughout, NBN fibre and wired Foxtel, take care of connectivity, home entertainment, and working from home. Bonner is surrounded by hilltop reserves, parkland, wetland, ovals and the extensive walking and biking trails within Mulligans Flat Nature Reserve. The home is close to Woolies at Bonner shops and also Forde shops, famous for New York style pizza from Da Bronx and Frankie's at Forde, for great food and beer on tap and the fab swim school, Aquatots. The home is close to both private and public schools, the UC, transport, Gungahlin Lake, and the Gungahlin Marketplace, offering a plethora of shopping and dining experiences. The home is also a mere twenty minutes from the ANU and CBD. features. beautiful modern three-bedroom home in peaceful Bonner. a few steps from parkland and moments from hilltop reserves. light filled and airy with wonderful connection to outdoors. open plan living, dining, kitchen. flow to alfresco room and sunlit lawns with vertical green wall enclosure. fully fenced and gated yard. outdoor room with down-lights and wall mounted fan. contemporary kitchen with waterfall stone bench tops, long breakfast bar, ample storage, Omega oven, gas hob, range-hood, Bosch dishwasher. three children's bedrooms all with built-in-ropes. family bathroom with bathtub and separate toilet. master bedroom with walk-in-robe and ensuite. large laundry with direct garden access. floating timber floors. soft carpet to all bedrooms. double blinds (sheer and block out). double garage with internal access. 9.7kw solar panels. Tesla power wall (also provides blackout protection for the entire house. EV charging. CAT 6 ethernet wiring throughout. NBN fibre ready and Foxtel ready. RC ducted AC. down-lights throughout. 2000lt water tank plumbed to toilets and washing machine. established and well-tended landscaping with soft lawns, high green hedges, raised vegetable beds, box hedging, citrus trees and weeping cherry. family friendly suburb with wide streets, surrounded by parkland, reserve, oval and close to Gungahlin town centre EER: 2 Land size: 405m2 (approx) UV: \$444,000 Rates: \$2,560 (approx) Year built - 2011 (approx)