

156 Ida West Street, Bonner, ACT 2914

STONE

House For Sale

Thursday, 25 January 2024

156 Ida West Street, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 540 m2

Type: House



Jess Doolan
0262538220



Jess Smith
0410125475

Auction 17/02/2024 at 9:45am

Property to be auctioned onsite 17/02/2024 at 9:45am with offers welcome prior. Located in Bonner's most desirable pocket in a prime, elevated position on Ida West Street, this family home features high-end inclusions and finishes throughout. With Mulligan's Flat Reserve literally on your doorstep, you will enjoy spectacular, never to be built out views of the nature reserve. There are many vantage points to enjoy the glorious sunset and panoramic vista of the city and beyond. This marvelous family home offers an inclusions list that is second to none, including separate living spaces, a split-level design, additional garage spaces and a beautiful kitchen with an expansive hidden pantry. The home is situated close to local playgrounds, walking tracks and bike paths. Gungahlin Town Centre is a 10-minute (approx.) drive away, with Woolworths at Bonner Shops and Coles at Amaroo Village Shopping Centre 5 minutes (approx.) down the road. You're also spoilt for choice with the availability of public and private schools in the precinct - Neville Bonner Primary School, Burgmann Anglican School, Amaroo Central School and Good Shepherd Primary School. Offering immense community appeal and amenities throughout the suburb, Bonner is a place your family can grow and thrive.

Features Overview:- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 2016- EER (Energy Efficiency Rating): 4.5 stars Sizes (Approx.)- Internal Living: 180.07 sqm- Alfresco: 17.49 sqm- Garage: 49.90 sqm- Total residence: 247.46 sqm- Block: 540 sqm

Prices:- Rates: \$730.75 per quarter approx- Land Tax (Investors only): \$1,211.25 per quarter approx- Conservative rental estimate (unfurnished): \$880-\$900 per week

Inside:- Fabulously designed home featuring formal and casual living, segregated bedrooms and plenty of storage- Floating floors and neutral colours throughout - Seamless open-plan kitchen and living area that flows to the outdoor alfresco- Stunning kitchen with a breakfast bar, glass splash back and a hidden large walk-in pantry- Master bedroom provides a walk-in wardrobe and an ensuite bathroom with dual vanity sink and an open shower- Walk-in wardrobe in bedroom two, other bedrooms with built-in robes- Main bathroom with quality fixtures and fittings, bath- Ducted reverse cycle air conditioning and heating- Full-sized laundry with ample storage and external access

Outside:- Garden shed- Impressive street appeal, complemented by low-maintenance gardens- Lovely alfresco and deck at the rear, overlooking views- Grass space to the rear perfect for kids and pets to enjoy- Third garage space for your trailer, caravan, additional car or extra storage- Side access + gate

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. If you would like a review outside of these times please email us at: jessdoolan@stonerealestate.com.au

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