

16 Eugene Vincent Street, Bonner, ACT 2914



House For Sale

Monday, 20 November 2023

16 Eugene Vincent Street, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Yubi Baral

\$785,000+

Your next chapter is calling your name & having a home sweet home to call your own is right here. This low-maintenance family home makes living cool, calm & carefree. Set over two levels, the design delivers separate formal living and dining domains accompanied open plan living area with plenty of natural light. A functional kitchen featuring island stone bench tops with breakfast bar, stainless steel appliances, four burner gas cooking, dishwasher, electric oven, range hood, and large fridge space. A well-appointed dining area seamlessly flows through to the private decked courtyard that provides perfect retreats for entertaining in style or simply enjoying a sense of escape. Ideally located within walking distance of shops, schools, playgrounds, and ponds. Public transport options are conveniently a street away making commuting a breeze. Short walk to Neville Bonner Primary School, Bonner Shopping Village including Woolworths, Amaroo Shopping Village including Coles, playgrounds, and sporting fields. Easy access to Gungahlin Market Place, Lakes Golf and Community Club, Gold Creek Country Club, Ford's Aquatots Swim Centre, and Mulligans Flat Nature Reserve just to name a few.

Key features:- Ready to move in- Separate title designed for growing family- Northern aspect to the front. - The house was freshly painted in neutral tones- New Flooring and New Lighting- Fully landscaped- Well propositioned bedrooms Three-bedroom - Master Bedroom with ensuite- Main Bathroom with bathtub and a shower plus a separate toilet- Spacious separate laundry with powder room downstairs.- All three bedroom comes with BIR's- Second bathroom and separate powder room upstairs- Modern & spacious kitchen with stone benchtop, stainless steel appliances including 4 burner gas cooktop, oven, stone benches, range hood, large fridge space & dishwasher- Large open-plan living & dining area- The whole house has gas ducted reverse cycle air conditioning and heating.- Under the stairs storage.- Fully enclosed paved courtyard, which is very private & features a large pergola, deck, garden bed, foldable clothesline, & a gate to access the driveway- Local shops within walking distance (Bonner Woolworths), Gungahlin Town Center, and public transportation are all close by.- Relaxing entertainment area for the residents and parkland across the street where kids can enjoy.- Low-maintenance yard- NBN connected- Potential rent \$660-\$690- Two-way access from Eugene Vincent Street and Vroland Lane- EER: 5

Property attributes: (Approx) Year Built 2011 Block size: 235 m² Residence: 134 sqm Garage: 40 sqm Plus Decked Courtyard

Outgoings: Approx. Rate: \$2,118 pa Land Tax: \$2,981 pa (Only if rented)

For more information or to learn more about this property please contact Yubi Baral at 0452 646 746 The images shown are for illustration purposes only and may not accurately represent the product.

Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. Contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.