

# 17 Anna Morgan Circuit, Bonner, ACT 2914

## House For Sale

Sunday, 10 December 2023



17 Anna Morgan Circuit, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 293 m2

Type: House



Shray Khanna  
0499225501



Malkiat Dhillon  
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## By Negotiation

Welcome to this charming double-story house located in the sought-after Bonner suburb. Situated in a great location, you'll find yourself conveniently close to schools and shops, making daily errands and commuting a breeze. This beautifully designed home offers a comfortable and spacious living environment. With three bedrooms and one bathroom, it provides ample space for individuals, couples, or small families. Each bedroom is designed to be a cozy sanctuary, offering privacy and relaxation. The double covered carport ensures that your vehicles are protected from the elements, giving you peace of mind. It also offers additional storage space, keeping your belongings organized and easily accessible. One of the standout features of this property is its corner block position, which provides a abundance of natural light and a sense of openness. The double-story layout offers a versatile living space, allowing you to enjoy the best of both worlds with separate areas for entertaining and relaxation. The spacious side yard is a delightful addition, offering endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air. It provides a serene escape where you can unwind and create beautiful memories with family and friends. No matter the season, you'll always find comfort indoors, thanks to the split air conditioning units installed in all rooms and the lounge area. You can easily adjust the temperature to your liking, ensuring a pleasant environment throughout the year. Overall, With its convenient proximity to schools and shops, generous living spaces, covered carport, spacious side yard, and thoughtful features like split air conditioning, it offers a comfortable and convenient lifestyle for its lucky inhabitants. Don't miss the opportunity to make this your dream home in Bonner.

**Property Features:**

- Double storey separate title house.
- Three bedrooms, master bedroom with walk in robe
- Other two rooms with built-in robe
- Double garage
- Split aircon in all rooms
- Quality stainless steel appliances includes, gas cooktop, dishwasher, rangehood, oven
- Block Type: Standard corner block

**Property Information:**

- Lower living: 57.00m<sup>2</sup> (approx..)
- Upper living: 47.00m<sup>2</sup> (approx..)
- Pergola & deck area: 25.00m<sup>2</sup> (approx..)
- Double carport: 40.00m<sup>2</sup>(approx..)
- Block size: 293.00m<sup>2</sup> (approx..)
- Energy rating: 6 Stars
- Year of construction: 2011

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