

**188 Mabo Boulevard, Bonner, ACT 2914**

**WINDROSE**

**House For Sale**

Thursday, 18 April 2024

**188 Mabo Boulevard, Bonner, ACT 2914**

**Bedrooms: 4**

**Bathrooms: 2**

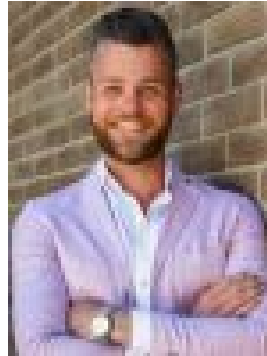
**Parkings: 2**

**Area: 522 m2**

**Type: House**



Pauline Jenkins  
0410401902



Sam McGregor

## **Auction: On Site 11:15am Saturday, 25 May**

Presenting four generously sized bedrooms, this residence is a haven of space and tranquillity, effortlessly accommodating a larger or growing family. Set right near shops and schools, with manicured gardens and an array of living options, this low maintenance home is a perfect step up for any family looking in the Gungahlin region. This one ticks all the boxes. Welcome home, to 188 Mabo Boulevard in Bonner. The thoughtful, expansive and practical layout includes a formal lounge for quiet moments, a rumpus room for entertainment and leisure, and an open-plan family and meals area that serves as the heart of the home, fostering family togetherness, while affording space for living. The living spaces elegantly unfold to a covered alfresco area, adorned with timber decking and designed for year-round enjoyment. This outdoor retreat is perfect for hosting gatherings, enjoying peaceful evenings, or simply relishing the outdoors in comfort and style. The seamless blend of indoor and outdoor living spaces enhances the home's appeal, making it a versatile setting for entertaining and relaxation. Situated in a prime location, the home offers the perfect balance of serene suburban living and convenient access to urban amenities. Proximity to shopping centers, schools, parks, and dining options ensures a lifestyle of ease and enrichment. This residence not only promises a peaceful and comfortable living environment but also places you at the heart of a vibrant community, making it an exceptional choice for those seeking a fulfilling and convenient lifestyle.

**At a Glance:**

- Spans a substantial 212m<sup>2</sup> (approx.), on a flat, low maintenance 522m<sup>2</sup> block.
- Three well-proportioned bedrooms, with a segregated master suite boasting his/her walk-in robes and an ensuite featuring a double vanity.
- Multiple living areas including a separate formal lounge, rumpus room, and a spacious combined family and meals area.
- The modern kitchen is equipped with Caesarstone benchtops, Blanco appliances, and a large pantry, catering to all your culinary needs.
- An expansive covered alfresco area with timber decking and a built-in bar, ideal for hosting gatherings.
- Comfort assured with ducted heating and cooling throughout.
- Convenience of a double garage with internal access.
- Main bathroom thoughtfully designed with a separate toilet for added privacy.
- Efficient gas hot water system.

**Location Highlights:**

- Just a short drive to Gungahlin Town Centre and Casey Market Town, blending convenience with community living.
- Easy walking distance to Bonner shops, Neville Bonner Primary School, and the natural beauty of Mulligans Flat Nature Reserve.
- Enjoy nearby playgrounds and scenic footpaths, perfect for family outings and exercise.