

**19 Hingston Close, Bonython, ACT 2905**



**House For Sale**

Friday, 14 June 2024

19 Hingston Close, Bonython, ACT 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 667 m2**

**Type: House**



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## Auction

Auction Location: On Site Immaculately updated inside and out, this breathtaking family home seamlessly blends country cottage charm with modern family living. From the light-filled living spaces to the expansive kitchen and stunning bathroom, no detail has been overlooked. Beautifully crafted French double doors welcome you into the charming foyer, an elegant entry into this unique home. From here, step into the north facing open-plan living and dining area where natural light pours in through double glass sliding doors. The sprawling country-style kitchen will make family dinners a delight, featuring a 900mm stainless steel 5-burner gas cooktop and oven, ample bench and cupboard space. Throughout the home, strategically placed skylights, ceiling bulkheads with feature lighting and natural wood trim add character, style and a warm, cozy atmosphere. The living space extends to an outdoor entertaining area covered by a beautiful laser light pergola where you can relax on the deck catching up with friends and family as the kids play on the spacious lawn. The elegant master bedroom is bathed in sunlight, featuring a walk-in robe and stylish blinds, while two more bedrooms continue the cohesive design. The stylish family bathroom includes floor-to-ceiling tiles, a bath framed by a beautiful window, and an opulent shower with stunning mosaic wall. This energy-efficient home boasts an impressive 5.5-star energy rating with its northerly aspect and concrete slab floor construction. 21 solar panels (8kW) and window pelmets also keep energy costs down. Bonython Primary is at the end of the cul-de-sac, with local shops, playing fields, and nature reserves a short walk away. Tuggeranong Town Centre, Pine Island and the transport hub are a few minutes' drive. A home with this many features will be gone in a flash. Move quickly to make this memorable residence yours.

- Immaculately updated 3-bedroom, 1-bathroom family home, refreshed bamboo floating floors and internal and external paint
- Stunning north-facing family living and dining space with two sets of glass sliding doors
- Expansive kitchen with 900mm stainless steel oven and gas cooktop, dishwasher and ample storage
- Picture-perfect outdoor entertaining deck, freshly stained and updated Laserlight pergola
- Light filled master bedroom with ceiling fan, walk-in robes and quality blinds
- Two additional bedrooms with built-in robes
- Beautifully updated family bathroom with luxurious shower and bath and double-glazed windows
- Ducted electric heating and cooling throughout
- Large backyard surrounded by Colourbond fencing
- Double garage with remote access and internal entry plus
- Fantastic cul-de-sac location, moments from local primary
- Block size: 667 m<sup>2</sup>
- Living space: 124 m<sup>2</sup>
- Garage: 37.5 m<sup>2</sup>
- House built: 1991
- Rates: \$2,857 per year
- Land tax: \$4,176 per year (if applicable)
- EER: 5.5 Stars

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