

**190 Mabo Boulevard, Bonner, ACT 2914**

ARCHER

**House For Sale**

Friday, 3 May 2024

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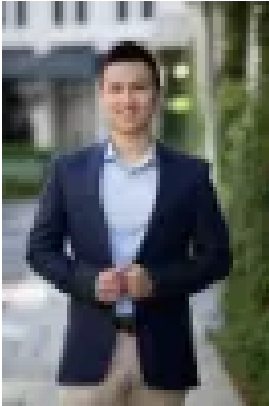
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



Alex Wang

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**\$1,190,000+**

PLEASE NOTE, VIRTUAL FURNITURE IS APPLIED TO PHOTOS TO HELP DISPLAY HOW TO ORGANIZE THE ROOMS Step into unparalleled spaciousness with this stunning 4-bedroom single-level home, located in the desirable Bonner area, just a stone's throw from Bonner Shops. With Woolworths, multiple cafes, restaurants, and schools nearby, and only a short drive to Gungahlin Town Center, convenience is at your doorstep. This home is a true sanctuary designed for relaxation and impressive entertaining. It features an expansive layout that beautifully maximizes both space and natural light. The large living areas include an enormous lounge, a welcoming living room, and a spacious dining area that flows seamlessly into a sizeable theater room, perfect for hosting movie nights and gatherings. Step outside to the easy-to-maintain backyard, where artificial grass and a pergola with a tiled floor create an ideal setting for social events or a peaceful retreat for children and pets to play safely. The heart of this home, the vast kitchen, is a culinary dream with plentiful storage and an extensive pantry that meets all your storage needs. The master suite is a true retreat, boasting a private ensuite, a walk-in robe, and direct access to the backyard for ultimate privacy. Additionally, the three other well-sized bedrooms are equipped with built-in robes, ensuring ample space for the entire family. This home offers a blend of sprawling living spaces and practical convenience, making it an exceptional choice for those seeking a superior lifestyle. For more details or to schedule a viewing, contact Alex today at 0402169387. Don't miss the opportunity to own this spacious gem!

**FEATURES**

- Large living space with home theater
- Single-level floorplan
- Bathed in natural lights
- Ducted R/C Air-conditioning
- Master room with ensuite and walk-in robe
- Gas cooking top
- Ample cupboard and pantry space in the kitchen
- Stainless-steel appliances in the kitchen
- Easy-to-maintain backyard with artificial grass
- Pergola with tiled floor
- Spa bath-tub
- Built-in Vacuum system
- Video intercom for security
- Solar system 1.5kw
- Solar hot water system
- Double automatic garage with internal access
- Full height tiles in bathroom and ensuite
- Water tank
- Motion-Sensor security system
- Ultra-convenient location near Woolworth, cafes, restaurants and various shops
- Minutes driving distance to Gungahlin Marketplace

**Particulars (all approx.)**

Block size: 522 m<sup>2</sup> living: 217 m<sup>2</sup> + Garage: 37 m<sup>2</sup> + Portico: 5 m<sup>2</sup> + Pergola: 6 m<sup>2</sup> Total: 265 m<sup>2</sup> Year Built: 2011 Rates: \$724/quarter EER: 4.5

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.