

20/61 Derrington Crescent, Bonython, ACT 2905



Sold Townhouse

Saturday, 25 November 2023

20/61 Derrington Crescent, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$715,000

Unlock the epitome of smart living fused with natural tranquility in this exceptional single-level three-bedroom townhouse. With an iZone Smart Home system already in place, control your home's features effortlessly via a wall-mounted tablet or smartphone app. Though currently set up for the reverse cycle heating/cooling/air ventilation system, the possibilities are endless-connect lighting, irrigation, garage door, roller blinds, security, power, monitoring and entertainment systems to suit your preferences. You'll even find 330W solar panels with a 5kW inverter that offer added convenience through app control. Located in a tightly-held, quiet and friendly free-standing unit complex, elevate your living experience in this private haven where each window opens onto serene views of the leafy courtyard or the adjoining nature reserve. This home feels more akin to a spacious house than a typical unit, ensuring utmost privacy with minimal visibility of neighbours. This is complemented by the quiet and friendly atmosphere of the community. Entertain effortlessly in the dog-friendly yard with a dedicated entertaining area and an established garden including a fruitful twenty year-old lemon tree, fig trees lining the drive, and a plum tree that yields a bountiful harvest each year just in time for Christmas. Witness nature's wonders with wildlife like kangaroos, wombats and a large variety of native birds right outside your window. A single garage with ample space for one car, plus storage, and room for three cars on the driveway, ensures parking convenience. Enjoy direct access to Pine Island Nature Reserve, perfect for summer swims, and the pet-friendly Stranger Pond, accessible through the back gate. Enjoy floating Jarrah wood floors in the living areas and new carpets throughout that further enhance the spacious rooms and house-like proportions. Don't miss out on this incredible fusion of smart living amidst nature's bounty!

FEATURES· Three bedrooms· Built in robes in main and second bedroom· Floating timber floors· New carpet in bedrooms· New ducted heating and cooling system· Freshly painted· 330W Solar panels with 5KW Inverter· IZONE Smart home· Conveniently located within walking distance from Stranger Pond, Pine Island Reserve, minutes from Tuggeranong Hyperdome, Government departments and public transport .Internal: 112.70m²Garage: 22.20 m² Strata: \$2,070 approx. P/ARates: \$2,652 approx. P/ADisclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.