

21 Numiari Street, Bonner, ACT 2914



House For Sale

Thursday, 13 June 2024

21 Numiari Street, Bonner, ACT 2914

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 772 m2

Type: House



Treston Bamber

0488488956

Auction 06/07/2024

The very best of modern family living awaits with this expansive and elevated home with panoramic views all the way to Black Mountain. Built by the current owners with impeccable attention to every detail, this property offers lots of living and entertaining space and the flexibility and income potential of dual living. Elegant timber flooring enhances the spacious and light-filled open-plan living, dining, and kitchen areas, seamlessly connecting through stacking doors to the rumpus room. This design offers the versatility to create an expansive entertaining space or a cosy, quiet retreat. The addition of a separate formal lounge, which enjoys a fantastic outlook, provides another space to relax, so there's plenty of room for the family to spread out. Accommodation comprises four upstairs bedrooms, all with built-ins and sharing a sumptuous, fully-tiled bathroom with a free-standing soaking tub. The master suite features a private ensuite, walk-through robe behind the bedhead, and direct access to the large balcony, where you can sit with your morning coffee or evening drink and take in the ever-changing mountain views. You have the flexibility to use the downstairs space as an extension of the home - ideal for extended family or older children, as an office space or to rent out for additional income. With its own private entrance, the unit comprises an air-conditioned open-plan living, dining, and fully equipped kitchen area, separate bedroom with built-in robe and ensuite, and a separate living space that could also be a theatre room. Features that enhance the appeal include a sleek gourmet kitchen with a huge waterfall stone island and stainless-steel appliances, reverse-cycle air conditioning, a double garage, lots of storage space, and a light-filled aspect that keeps the home naturally warm in winter. Sliding doors open to an entertaining deck, ideal for hosting large family gatherings and relaxed barbeques with friends. The backyard beyond is fully fenced and neatly landscaped with lush lawns for kids and pets to play on. Enjoying an elevated position in a quiet street, this home is within easy walking distance to parks and nature reserves, Bonner shops and Woolworths, cafes, the primary school, and busses. Gungahlin town centre is under 10 minutes' drive away, along with the light rail line directly into the city centre for easy commuting. A golden opportunity for those looking for spacious and elegant family living with the flexibility of dual living. Call us today to book an inspection.

Auction Details - This home will be auctioned on site on Saturday 6th July 2024 at 11:00am - Unless sold prior to.

Features -

- Immaculate & elegant, elevated home
- Panoramic suburban and mountain views
- Dual living potential with ground floor unit
- 5 beds in total, four upstairs with BIR
- Full family bathroom with separate toilet
- Main bedroom with WIR & private ensuite
- Open-plan living, dining, & kitchen area
- Separate rumpus room & formal lounge
- Timber floors, lots of natural light throughout
- Sleek, stone-topped kitchen, waterfall island
- Gas cooktop, wall oven, dishwasher
- Large balcony with views, ideal for relaxing
- Living space extending to entertaining deck
- Downstairs theatre room/additional living area
- Unit: 1 bed with BIR + ensuite + open living
- Kitchen: pantry, electric cooking, dishwasher
- Reverse cycle air-con + security + blinds
- DLUG with storage space + laundry room
- Double glazed windows upstairs living
- Fenced, landscaped yard + water tank
- Walk to shops, schools, parks, busses
- 10-minute drive to Gungahlin town centre
- Convenient access to Horse Park Drive
- Downstairs previously rented for \$400/w
- Elegant family home with dual living potential

Disclaimer: 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.