

22/61 Derrington Crescent, Bonython, ACT 2905



Townhouse For Sale

Thursday, 13 June 2024

22/61 Derrington Crescent, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 112 m2

Type: Townhouse



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Offers Over \$699,000

Nestled within a tightly held, tranquil, and quiet complex, discover this newly updated freestanding townhouse, just moments away from Stranger Ponds, the Bicentennial National Trail, and Pine Island. This delightful residence boasts two inviting courtyards, offering both versatility and charm. The front courtyard is ideal for pets and children, while the rear presents a perfect canvas for cultivating a thriving vegetable garden. The owners have meticulously renovated this home, ensuring every detail is thoughtfully considered. Step inside to find freshly painted walls creating a bright and airy atmosphere, complemented by new LED lighting that illuminates the space. Revel in the luxury of floating timber flooring throughout, paired with plush carpets in the living areas and bedrooms for added comfort. Thoughtful upgrades abound, including sleek stainless steel door handles and a newly enhanced kitchen bench, while the addition of a stainless-steel shower frame and vanity adds a touch of modern elegance to the bathrooms. Stay comfortable year-round with ducted evaporative cooling and a wall gas heater, ensuring optimal climate control in every season. Enjoy the convenience of internal access from the single garage, providing seamless entry to your abode. Don't miss this opportunity to secure your own slice of tranquillity in this sought-after location. Schedule a viewing today and envision the lifestyle awaiting you at this remarkable address.

The Perks:

- Free-standing & single level design
- Newly upgraded internals
- 2 enclosed courtyards
- Colorbond fencing
- North facing living
- Views to the pond from the kitchen and family
- Built in robes to 2 of the bedrooms
- Segregated living
- Large linen cupboard
- Separate laundry room
- Evaporative cooling & gas wall heater
- Single garage, internal access and electric door
- Electric hot water system

The Numbers:

- Internal living: 113m² approx.
- Garage: 23m² approx.
- Rates: \$2348 p.a approx.
- Land tax: \$2569 p.a approx.
- Strata: \$2070.76 p.a approx.
- Water & Sewage: \$186.p.q approx.
- Rental estimate: \$630 - \$650 per week

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.