

22 Bardolph Street, Bonython, ACT 2905



Sold House

Friday, 27 October 2023

22 Bardolph Street, Bonython, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1032 m2

Type: House



Andrew Thorpe
0402017912



Ben James
0448445841

\$970,000

In a convenient setting on a sizeable 1032m² block, this home is beautifully presented for relaxed living for all stages of family life. Immaculately maintained by its owners, 22 Bardolph Street with a wide driveway, and multiple living spaces is ripe for its next chapter. Picturesque landscaped gardens and a covered entry point create a glorious introduction to the home, drawing you inside where it's alluring dimensions unfold to reveal a fireside lounge zone that's adorned with an exposed brick panel, and a fabulous outlook through the sliding door opening onto the paved patio. A dining zone or a home office space also sits at the entrance and provides a flexible room depending on your lifestyle needs. The separate family room shares the same views as the lounge and also has a sliding door opening onto the patio. A welcoming meals zone connects to a functional kitchen resplendent with Tasmanian Oak cabinetry, generous storage including a corner pantry, 30mm stone bench tops, a breakfast bar, pendent lights, a feature glass splash back, a box window bathing the area in light, a servery to the dining zone and an appliance package including an Electrolux oven, a Westinghouse ceramic cooktop and a Dishlex dishwasher. Accommodation wise you are treated to a restful master retreat with contemporary ensuite and walk-in robe and three additional robed bedrooms all tucked quietly off the hallway. A family bathroom sparkles with bath and shower and an adjacent laundry is lavish in size with built-in cupboards for storage. A fabulous covered alfresco patio makes entertaining a breeze against the lush backdrop of a flat lawn garden sanctuary with a full spectrum of seasonal colours, perfect for child's play, a picnic on your own grounds under the shade of the leafy trees or meandering it's pathways. A second fully fenced garden space houses a vegetable garden, ideal for the green thumbs of the family. Finishing touches include ducted gas heating, ducted evaporative cooling, a slow combustion wood fire, ceiling fans in some of the rooms, a 16 panel solar system with Fronius inverter, a 400L electric hot water system, plus a four car brick garage. Positioned in a family-friendly location, walking distance to Bonython Pre-School and Primary School, buses and reserves, Drakeford Drive, ovals, and a short drive to Tuggeranong Town Centre, public and private sector offices, restaurants/cafes, and South.Point shopping centre. EER 1.5

Why this home is solely for you:

- * Impeccably maintained and immaculately presented four bedroom, ensuite home
- * Eye catching facade is framed by the gorgeous front garden with established plants
- * Spacious light filled living areas in the form of a formal lounge room to the front of the home with an ambiance and heat producing slow combustion wood fire, a separate dining room with servery window to the kitchen, and an expansive kitchen/family/meals
- * The family room has sliding door access to a paved outdoor entertaining area covered by a curved roof pergola, and beyond to the absolutely stunning rear garden with a lawn area, a fenced-off vegetable garden, beautiful established and manicured plants, a garden shed and a fenced off fernery, all surrounded by Colorbond fencing
- * The hub of the home is the kitchen which was updated in 2018 and features Tasmanian Oak cabinetry, generous storage including a corner pantry, 30mm stone bench tops, a breakfast bar, pendent lights, a feature glass splash back, a box window bathing the area in light, and an appliance package including an Electrolux oven, a Westinghouse ceramic cooktop and a Dishlex dishwasher
- * Four spacious bedrooms, with built-in robes, two with built-in desks
- * The expansive main bedroom features two built-in robes and an updated ensuite (2015) with floor-to-ceiling tiling with feature tiles, a good sized shower, vanity and toilet
- * The main bathroom complements the styling of the ensuite and offers a separate toilet
- * Good sized laundry with a bench, cupboards and ample space for appliances
- * Year-round comfort is maintained by ducted gas heating, ducted evaporative cooling, a slow combustion wood fire in the lounge room and ceiling fans in some of the rooms
- * A 16 panel solar system with Fronius inverter assists in offsetting the electricity bills
- * 400L electric hot water system
- * Neutral colour scheme throughout allows for ease of matching furnishings
- * Car accommodation is in the form a separate four car brick garage which has been partially sectioned off to create a workshop space, it features automatic doors and rear roller door access to the garden
- * Fantastic location near Bonython Pre-school and Primary School, other quality schools, and close to transport, Drakeford Drive arterial road, ovals, parks, walking trails, and a short drive to Tuggeranong Town Centre, public and private sector offices, restaurants/cafes, and South.Point shopping centre