

22 Bottrill Street, Bonython, ACT 2905

House For Sale

Friday, 1 December 2023

22 Bottrill Street, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 377 m²

Type: House



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Forthcoming Auction

If location and long-term potential with the ease of low maintenance living are high on your wish-list, this home is not to be missed. With thoughtful upgrades throughout and offering a great practical layout with a private yard, and the bonus of an additional studio/workshop space at the rear - there's nothing to do but move in and enjoy. Walking distance to parks and ovals, Bonython Primary School, and Kindy Patch Childcare Centre, and only a short drive to Tuggeranong Town Centre. REGISTER YOUR INTEREST HERE: <https://prop.ps/l/w6lwjlcRHEasFEATURES>

- Easy care home in a great location
- Three spacious bedrooms, two with built-in robes
- Bathroom with separate toilet
- Good sized laundry
- Open plan living and dining area
- Kitchen with lovely outlook to backyard
- Spacious outdoor entertaining area
- Separate studio or workshop to the rear, providing flexible options for large hobby space, home gym etc.
- Single carport with excellent storage
- Two split system Panasonic air conditioning units (both less than 3 years old)
- Retractable ceiling fans in living room and master bedroom
- Ned hardwood flooring throughout living spaces
- New lighting throughout including downlights in outdoor eaves for evening entertaining
- Crimsafe screens on all windows and doors
- Stunning evening sunsets over Tidbinbilla Nature Reserve
- Beautiful established gardens, front and back
- Walking distance to local playgrounds, oval and Stranger Pond
- Walking distance to Bonython Primary School and Kindy Patch Childcare Centre
- Short drive to Tuggeranong Town Centre, public service buildings, and Lake Tuggeranong

WHAT THE SELLER LOVES ABOUT THE HOME

1. Proximity to excellent walking trails along lakes and down to Point Hut Crossing
2. Great summer outdoor entertaining areas
3. Quiet street with long-term neighbours

STATISTICS (all figures are approximate)

EER: 4.0 Home Size: 90m² Carport + Store Size: 35m² Studio: 13m² Land Size: 377m² Construction: 1991 Land Rates: \$636 per quarter Land Tax: \$635 per quarter (only applicable if not primary residence) Rental Range: \$600 - \$630 per week