

# 22 Derrington Crescent, Bonython, ACT 2905

## House For Sale

Thursday, 4 April 2024



22 Derrington Crescent, Bonython, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1168 m2**

**Type: House**



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## Auction 27/04/2024

Explore a haven of contemporary living nestled in the heart of a coveted, family-friendly suburb. Located within the prestigious enclave of Derrington Crescent, this exceptional 4-bedroom residence, set on a sprawling 1169m<sup>2</sup> block, offers a tranquil sanctuary for families seeking both space and style. Fresh to the market for the first time since its construction in 1990, this cherished home has been meticulously maintained by the same family for over three decades. As you step inside, you're immediately greeted by a sense of expansive living space. Recently updated with a tasteful palette of fresh paint and thoughtful enhancements, this residence invites your family to settle in effortlessly, with ample room for personal touches to enhance its charm over time. At the heart of the home lies a modest yet impressive kitchen, featuring stone benchtops, a tiled splashback, updated appliances, gas cooktop, and a built-in Westinghouse dishwasher. Offering both style and functionality, this culinary hub boasts ample bench, cupboard, and drawer space. The master retreat, nestled in its own wing for ultimate privacy, exudes comfort and tranquility. With a generous walk-in robe, an ensuite, and large windows inviting natural light throughout the year, it's a true haven of relaxation. Three additional bedrooms, each generously sized and equipped with built-in robes, are serviced by a well-appointed main bathroom. Expanding the living space is a large family room or secondary living area, providing endless possibilities for extended living options. Year-round comfort is assured with ducted evaporative cooling and gas heating, complemented by an impressive Energy Efficiency Rating (EER) of 3 Stars, ensuring cost-effective heating and cooling solutions. Outside, an impressive rear deck and pergola setting provide the perfect space for year-round entertainment. The expansive grounds, though easy to maintain, offer ample opportunities for expansion, whether it's adding a granny flat, creating a supreme outdoor entertaining area, or indulging your gardening pursuits. With secure parking and the potential for a workshop, the expansive 54m<sup>2</sup> garage is a welcome addition. The generous block also provides convenient space for parking a caravan, boat, or trailers. Enjoy the serene surroundings, with easy access to public transport, esteemed schools like Bonython Primary, as well as picturesque natural reserves like Stranger Ponds and Pine Islands Nature Reserve. Access to arterial roads makes trips to South Point Shopping Centre, Woden Valley, or the City a breeze. Embrace a lifestyle of comfort, convenience, and contemporary living in this truly remarkable residence. Don't miss the opportunity to make it your own!

**The Lifestyle:**

- Bonython Primary
- Kindy Patch Bonython
- Stranger Ponds
- Pine Islands Nature Reserve
- South Point Shopping District
- Close to government offices & departments
- Parks, playgrounds and walking tracks

**The Perks:**

- Spacious single level 4 bedroom ensuite residence
- Impressive block size with opportunity to expand or add granny flat
- Located in popular suburb and tightly held location
- Fresh paint, quality floors and updated throughout
- Master wing which features walk in robe, ensuite
- Flexible floor plan offering multi-purpose use & segregated living
- Modern kitchen with ample bench space & storage options
- Updated appliances including gas cook top, oven, rangehood + Westinghouse dishwasher
- Main bathroom with bathtub, shower & separate toilet
- Extension of living with secondary family or lounge room
- Separate laundry with ample space for storage
- Ducted gas heating & 2 x split system heating + cooling throughout
- Rinnai instantaneous gas hot water system
- Expansive metal garage with additional workshop/storage
- Backyard enclosed with Colorbond fencing, secure for kids & pets
- Large secured garden shed for tools as well as chicken coup or aviary
- Additional yard space perfect for trailers, caravan or boat

**The Numbers:**

- Total internal living: 197.64m<sup>2</sup>
- Garage: 54m<sup>2</sup>
- Block: 1169m<sup>2</sup>
- Rates: \$2,973 p.a. approx.
- Land Value: \$496,000 (2023)
- Build: 1990
- EER: 3 Stars