

**22 Kneebone Street, Bonython, ACT 2905**

**House For Sale**

Tuesday, 19 December 2023

**McIntyre**  
PROPERTY

22 Kneebone Street, Bonython, ACT 2905

**Bedrooms: 5**

**Bathrooms: 2**

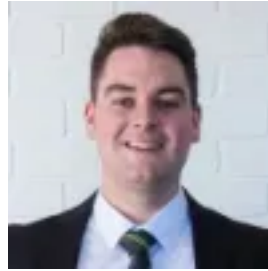
**Parkings: 2**

**Area: 754 m2**

**Type: House**



Colin McIntyre  
0262949393



Kieran Jackson  
0262949393

**\$1,100,000+**

Nestled in a prime, sought-after neighbourhood, this immaculate family home boasts a harmonious blend of contemporary design, spacious living, and outdoor entertainment. From the moment you step inside, you'll be greeted with modern elegance and an open-plan layout that seamlessly connects the living spaces, ensuring a comfortable and stylish family life. This front-to-back immaculate design welcomes you into an open plan living space. The formal lounge room seamlessly flows into the modern kitchen, making it perfect for both everyday living and entertaining. The kitchen features a beautiful island bench with waterfall stone benchtops, complete with space for bar stools. The pendant feature lighting adds a touch of sophistication. Appliances include a wall oven, built-in microwave, gas cooktop, and dishwasher. You'll find a large pantry and an appliance cupboard, ensuring your kitchen stays tidy and organized. Connected to the kitchen, the spacious meals area opens to a large rumpus room, providing ample room for relaxation and potentially a home office or study space. This versatile layout accommodates your family's every need. Enjoy year-round comfort with ducted gas heating, evaporative cooling, and two reverse cycle split systems, ensuring your home is always at the perfect temperature. All five bedrooms are of good size. The master bedroom, located at the front of the home, features a walk-in robe that will impress and an exquisitely renovated ensuite bathroom. The main bathroom and laundry have also been renovated to the same high standards you will enjoy throughout the rest of the home. Step outside to an entertainer's dream! Your friends and family will love coming over for future BBQs in the fantastic outdoor entertaining area. Features include a quality outdoor kitchen with bar fridges, kegerator, and a built-in BBQ with a range hood. Stay cozy in the winter months with a wood-burning fireplace and cool off in the summer with quality roll-down blinds. The lush, easy-care gardens create a serene backdrop. Parking is a breeze with a large double garage plus a workshop and plenty of off-street parking for your convenience. This home is ideally situated close to a choice of schools, walking distance to South Point shopping centre and eateries, and is well-connected to public transport, making it a desirable and convenient place to live. This immaculate family home is a rare find, offering contemporary living in a highly sought-after location, there is nothing to do but unpack your belongings and start enjoying the lifestyle that 22 Kneebone Street, Bonython will provide. Don't miss the opportunity to make it your own. Contact us today to arrange a private viewing and experience the elegance and comfort for yourself. Features Include: • Beautifully renovated inside and out • Formal and informal open plan living area • Stunning kitchen with quality appliances • Renovated ensuite, 3-way bathroom and laundry • Five good sized bedrooms all with BIR • Segregated master bedroom with WIR and ensuite bathroom • 2 R/C split systems, ducted gas heating & evaporative cooling • Fantastic entertaining space with outdoor kitchen with kegerator • Double garage with drive through to backyard + workshop • Plenty of off-street parking suitable for a boat or trailer • Easy care gardens • Sought-after location • 3 KW Solar • Water Tank and pump • Plumbing for fridge • Automated roller shutters to front of house • Ensuite underfloor heating • Large, segregated rumpus perfect for a children's play room

Outgoings & Property Information: Living size: 219.6 sqm Block size: 754 sqm UCV: \$488,000 Rates: \$2,592 per annum Land tax (if rented): \$4,072 per annum Year Built: 1990 EER: 2.5

Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.