

**24 Kneebone Street, Bonython, ACT 2905**

**BLACKSHAW**

**House For Sale**

Friday, 3 November 2023

24 Kneebone Street, Bonython, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 766 m2**

**Type: House**



Lawrence Jacobsen  
0474209484



Robert Peaker  
0412726025

**\$895,000+**

Nestled within a welcoming family-friendly neighbourhood, this generously proportioned and meticulously maintained four-bedroom home is ready for its new owners. The property leaves a lasting impression with its established and secluded gardens, providing an ideal playground for children and ample space for entertaining. Featuring four good sized bedrooms, numerous expansive living areas and a versatile floorplan, 24 Kneebone Street in Bonython presents a range of layout options to accommodate evolving family needs. Whether you're embarking on your homeownership journey, seeking your forever home, or considering an investment property, this opportunity is not to be overlooked!

**FEATURES-**  
Beautiful family home on quiet loop street.- Well maintained and cared for.- North-facing living areas.- Large, segregated master bedroom with walk-in robe and ensuite.- Three additional bedrooms, all with built-in robes.- Central kitchen with recently updated gas cooktop, electric oven, and courtyard views.- Multiple informal and formal living spaces.- Rumpus room, with direct access to the courtyard, offers versatility and can serve as an extra bedroom, home office, or additional living space.- Generous main bathroom with bathtub, shower, and separate toilet.- Large laundry at rear, with easy access to washing line.- Ducted reverse cycle heating and cooling.- Recently painted interior.- Recently updated timber flooring in living areas and carpet in bedrooms.- Established and private gardens with fully enclosed backyard.- Paved outdoor entertaining area.- Double lock-up & enclosed carport with automatic doors and double doors at the rear for added convenience.- Additional garden shed at rear.- Excellent location, in proximity to Bonython Childcare and Primary School, Stranger Pond, Pine Island Nature Reserve, South.Point Shopping Centre, various government departments, and Drakeford Drive ensuring easy access to Woden and the City.

**STATISTICS (All figures are approximate)**  
EER: 3.5  
Home Size: 170m<sup>2</sup>  
Enclosed Carport Size: 37m<sup>2</sup>  
Construction: 1990  
Land Size: 766m<sup>2</sup>  
Land Value: \$488,000 (2023)  
Land Rates: \$690 per quarter  
Land Tax: \$1,123 per quarter  
Rental Range: \$680 - \$720 per week