

# 26 Ben Blakeney Street, Bonner, ACT 2914



## Sold House

Wednesday, 13 September 2023

26 Ben Blakeney Street, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 496 m2

Type: House



Lisa Harper

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**\$1,200,000**

Step into a world of architectural brilliance with this exceptional 4 bedroom, 3 bathroom residence, masterfully crafted by the renowned Tomi Milin Architecture and lovingly constructed by the owner himself. This property is a testament to creativity and precision, and it's ready to captivate you from every angle. As you enter, be prepared to be greeted by the awe-inspiring high-raked ceilings, designed to perfection and strategically oriented to welcome the warm embrace of natural light throughout the day. This infusion of sunlight creates an ambiance that is nothing short of enchanting, making every corner of this home radiate with a cozy and inviting glow. The layout of this residence is a true work of art, boasting a seamlessly flowing floorplan that is not just practical but truly unique. The heart of this home is the kitchen, a masterpiece in itself, which cleverly overlooks not one, but two expansive living areas and an inviting alfresco space. This setup is tailor-made for those who love to entertain, providing an ideal setting for gatherings with friends and family throughout the seasons. Privacy and tranquility are paramount in this design, with each of the four bedrooms thoughtfully separated from one another. The luxurious main bedroom is nestled at the rear of the property, ensuring peace and serenity, while the guest room, complete with its ensuite, is conveniently positioned at the front. The remaining two bedrooms are intelligently spaced between them, offering comfortable and private retreats for everyone in the household. This home comes equipped with a host of modern comforts, including ducted reverse cycle heating and cooling, a dedicated study for remote work or quiet moments of focus, a workshop for the handy enthusiast, new plush carpeting throughout, and an extensive list of additional features that will undoubtedly exceed your expectations. Immaculately presented, this property is vacant and awaiting its new owner to step in and make it their very own. Don't miss your chance to experience the harmonious blend of creativity, craftsmanship, and comfort that defines this extraordinary residence – your dream home awaits!

The perks:- Luxurious open-plan living with a soaring raked ceiling and a coveted north-westerly orientation.- Elegant formal lounge featuring plush new carpet and expansive high ceilings.- A dedicated study space boasting a wall-to-wall desk and abundant storage solutions.- Impeccable blackbutt timber flooring, a timeless choice that can be refinished multiple times.- A highly functional kitchen with a stunning stone island countertop, waterfall edge, generous storage, and a convenient plumbed fridge recess.- Top-tier appliances include a built-in microwave, gas cooktop, sleek stainless steel rangehood, electric oven, and dishwasher.- The primary bedroom offers a spacious walk-in robe, a deluxe ensuite with a double vanity, and brand-new carpet.- A separate 2nd bedroom with a built-in robe, ensuite, and new carpet, perfect for guests or a teenager's private retreat.- Two additional bedrooms featuring built-in robes and fresh carpeting.- Impeccable craftsmanship is evident in high-quality fixtures and custom-made joinery throughout.- Luxurious floor-to-ceiling tiles adorn both ensuites and the main bathroom.- A sprawling alfresco space at the heart of the home, ideal for year-round entertainment.- Outdoor enthusiasts will appreciate the built-in stainless steel BBQ area, complete with a gas BBQ and sink.- Stay comfortable with ducted reverse cycle air conditioning equipped with zone control.- Lightning-fast NBN Fibre to the Premises (FTTP) internet connectivity.- An oversized garage that includes a side workshop/office with ample above-cupboard storage and a 7kw split reverse cycle air conditioning system.- Enjoy peace and tranquility as all internal wall cavities have been soundproofed.- An eco-friendly touch with a fully automatic rainwater system supplying water to toilets and washing machine points.- Ideally positioned across from a scenic reserve offering picturesque lookout points, scenic walking trails, and a playground atop the hill.- Conveniently located within walking distance of Bonner shops and Nevill Bonner School.- A short commute to the vibrant Gungahlin Town Centre.

The numbers:- Build: 2012- Block: 496m<sup>2</sup>- Living: 210m<sup>2</sup> approx.- Alfresco: 16m<sup>2</sup> approx.- Garage: 38m<sup>2</sup> approx.- Total: 264m<sup>2</sup> approx.- EER: 4 stars- UV: \$500,000 (2022)- Rates: \$2,571 p/a approx.- Land tax: \$4,025 p/a approx. (investment only)