

26 Numiari Street, Bonner, ACT 2914



House For Sale

Sunday, 10 December 2023

26 Numiari Street, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Jonathan Irwin

Offers over \$1,130,000

Perfectly positioned in one of Bonner's best streets and set adjacent to manicured parklands, 26 Numiari Street makes a compelling case for those seeking a quality build and immaculately maintained home with ample space for the whole family to spread out. Inspection is highly recommended.

THE HOME Designed with family life at the centre of the brief, the home is a case study in flexible living, maximising natural light and optimisation of the chosen site. Two distinct living areas offer a space for every occasion. There is a multi-function rumpus/media/living room as well as the open plan family/meals room positioned adjacent the kitchen and covered alfresco area, making it the ideal space for family gatherings and special occasions. An entertainer's dream, the kitchen has a flowing layout and is beautifully finished with generous stone bench tops and quality Ariston appliances, including 900mm gas cooktop, 900mm oven and a dishwasher. The master suite is private, spacious and benefits from a walk-in robe and a sleek ensuite with twin sink vanity. The other three bedrooms are spacious and include built-in wardrobes. The spacious family bathroom features a separate toilet, bathtub and floor to ceiling tiling. Outside there is not a thing to do. The lush landscaped gardens are easy care, complete with an irrigation system. The inviting alfresco area, with a soothing water feature, is the perfect extension to the home's internal living space.

FROM THE OWNERS We've enjoyed the quiet, friendly street and the close proximity to walking trails and Yerrabi Pond. We often enjoyed a weekend ride around the neighbourhood. We chose the house because of the family friendly layout. During the design phase we added extra storage and changed the layout of the kitchen to make it larger/function better and added higher quality appliances. We've celebrated many special occasions with friends and family in the alfresco area.

THE LOCATION Numiari Street is an elevated loop street running adjacent to one of Bonner's hilltop reserve/playgrounds. Within walking distance is the sports fields (500m), primary school (750m) and local shops with a great café (750m). Within 4.3km the Gungahlin CBD offers a vast array of shopping outlets, medical facilities, schools, restaurants, cafés and light rail station. Bonner offers residents an abundance of parklands and playing fields. The adjacent Mulligans Flat Nature Reserve is the ideal spot to go bushwalking and wildlife spotting.

SUMMARY Immaculate condition inside & out
Open plan dining & family room adjacent to kitchen
Separate living/media/rumpus room
Entertainers kitchen with island bench, stone tops & quality Ariston appliances
Private main bedroom with walk-in robe & sleek ensuite with twin sinks
Spacious family bathroom with bathtub & separate toilet
Third toilet downstairs
Excellent storage throughout
Huge alfresco area with water feature & natural gas outlet
Landscaped easy care gardens with irrigation system
Large double garage with power door
Two garden sheds
Water tank 4000L
Solar panels 5kw (2020)
Rates: \$723 per quarter
Living: 200.15m²
Garage: 40.2m²
Portico: 4.07m²
Alfresco: 30m²
Total: 274.42m²
Block: 525m²
EER: 4.5
All figures are approximate
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.

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