

33 Burgoyne Street, Bonython, ACT 2905

House For Sale

Friday, 23 February 2024

33 Burgoyne Street, Bonython, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 522 m2

Type: House



Anthony McCormack
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\$1,199,000+

The perfect opportunity to up-size or upgrade to a large family home in Bonython. Nestled in a sought-after pocket near Stranger Pond and Pine Island Reserve, this home combines space with well thought out family living and its flexible design will accommodate the needs of even the most discerning buyer. With a choice of living areas, generous bedrooms, and a large deck for entertaining; the floorplan works perfectly for families with children of all ages. The home is easy to live in, private, and located close to nature trails, schools, and Tuggeranong Town Centre.

FEATURES- Large two-storey family home in a great location- Four generous sized bedrooms, all with built in wardrobes- Main bedroom with walk-in wardrobe and large spa bath ensuite- Second bedroom with walk-in wardrobe- Study nook upstairs- Spacious and open plan living and dining room- Family sized kitchen with island bench, quality appliances and ample storage and bench space- Family room or meals area adjacent to kitchen- Additional rumpus room with storage, could be used as a fifth bedroom- Huge covered entertaining deck- Ducted reverse cycle air conditioning- Double garage with remote controlled doors, internal access, and backyard access- Under stair storage plus linen cupboard upstairs- 3kW solar system with 9 solar panels- Separate laundry with great storage- 4,000L water tank- Low maintenance gardens- Approximately 80m from Bonython Community Playground, and 350m from Stranger Pond, both with covered seating and BBQ facilities- Plenty of nature trails nearby, great for walking, running or bike riding- Short drive to Pine Island Nature Reserve and Tuggeranong Town Centre- Close to Bonython Primary School, Covenant Christian College, Lake Tuggeranong College, Kindy Patch Childcare, and St Mary Mackillop College

STATISTICS (all figures are approximate)EER: 5.0Home Size: 210m²Garage Size: 39m²Construction: 2009Land Size: 522m²Land Value: \$472,000 (2023)Rates: \$695 per quarterLand Tax: \$1,337 per quarter (only applicable if not primary residence)Rental Range: \$850 - \$880 per week