

34 Bill Ferguson Circuit, Bonner, ACT 2914

MARQ

House For Sale

Wednesday, 7 February 2024

34 Bill Ferguson Circuit, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 1

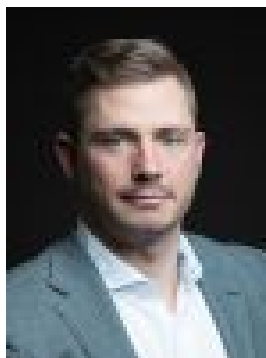
Parkings: 1

Area: 123 m2

Type: House



Natalie Kokic Schmidt
0428082885



Jason Anasson
0423821138

\$658,000+

Discover the epitome of comfort and convenience with this charming three-bedroom home lovingly maintained with a functional floorplan. This residence is a readymade base for enjoyable modern living being separate titled and within walking distance to schools and local shopping centres. The property will be popular amongst downsizers, first home buyers, young families, and investors. Take advantage of this opportunity to purchase an easy-care property which is ready to move straight in to! - Separate title meaning no body corporate - Dual-level floor plan, recently re-painted throughout - Three bedrooms with built-in robes - Modern kitchen with gas cooking and dishwasher - Reverse cycle heating and cooling unit downstairs, ceiling fans to bedrooms - Neat and well-maintained landscaped gardens - Single lock-up garage with internal access and remote with roller door to backyard - NBN connected - Fibre to the Premises - Rental appraisal \$620 - \$660 approx. per week - East to front façade aspect - Residence: 102.04 sqm internal living, 21.55sqm garage - Located within walking distance to public transport, schools and shops General Rates: \$2,016.91 approx. per annum Land Tax (if rented): \$2,817.32 approx. per annum Unimproved Land Value: \$285,000 (2023) Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries