

36 Syddall Street, Bonner, ACT 2914

STONE

House For Sale

Thursday, 6 June 2024

36 Syddall Street, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jess Doolan
0262538220



Alex Ford
0262538220

\$1,059,000+

Settle into this beautiful, modern 4-bedroom home, perfectly designed to cater to your family's needs in the serene and well-established neighbourhood of Bonner. Featuring multiple bright living spaces and a fabulous alfresco, this stylish residence provides everything you need for the ideal lifestyle that is well-balanced, convenient and practical. As you enter, you're greeted by your spacious dining-family room, ideal for hosting gatherings or enjoying family meals. Adjacent to this is a separate sitting room at the entry that provides a cosy spot for relaxation, basking in natural light throughout the day. Presenting a modern kitchen at the heart of the home complete with a walk-in pantry, you are equipped with all the amenities you need to support a variety of occasions. A built-in clothesline outside and a dedicated laundry room also ensure practicality to support your family's everyday living. To complete your contemporary suburban lifestyle, enjoy your generous outdoor space starting with your alfresco that makes indoor-outdoor living effortless. Your lush grass space that wraps around the residence also, perfect for family activities, unwinding and entertainment. Embrace the blend of comfort, style, and practicality in this exquisite family home, turn-key and ready for those seeking vibrant suburbia in Northern Canberra.

Features Overview:

- North-west facing
- Single level floorplan
- Located a short drive into Bonner Shops and Gungahlin Town Centre for shops, restaurants, cafes, schools, transport and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 12 years (built in 2012)
- EER (Energy Efficiency Rating): 3.0 Stars
- Sizes (Approx.)- Internal Living: 182.10 sqm- Garage: 36.50 sqm- Alfresco: 14.2 sqm- Porch: 4.2 sqm- Total residence: 237 sqm- Block: 547 sqm
- Prices:- Rates: \$730 per quarter- Land tax (Investors only): \$1,528.24 per quarter, approx.- Conservative rental estimate (unfurnished): \$750-\$780 per week

Inside:- Spacious dining-family room- Separate, North-facing sitting room at entry- Modern parallel kitchen layout with ample storage- Walk-in pantry- Ensuite and walk-in wardrobe to bedroom 1- Laundry room leading outdoors

Outside:- Alfresco from dining and kitchen area- Outside grass space wrapping around residence- Built-in clothesline- Water tank

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: alexford@stonerealestate.com.au.

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.