

# 38 Louisa Briggs Circuit, Bonner, ACT 2914

LUTON

## Sold House

Friday, 11 August 2023

38 Louisa Briggs Circuit, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 525 m2

Type: House



Adrian Giampietro  
0261763420



Antonio Trajkoski  
0405233828

## Contact agent

Sold at Auction with 8 Bidders. Welcome to 38 Louisa Briggs Circuit. Designed for comfortable, quality family living, with three living areas and a great entertaining area and backyard. Conveniently located within walking distance down the road from the Amaroo shopping precinct. A formal entry through a wide front door provides access to a spacious, formal lounge. Further through is the spacious, north-facing living area, with plenty of sunlight flowing through into the dining and kitchen. This flows effortlessly out to a custom deck and pergola, with a large astro-turfed area, mature plants and side gate access. The low maintenance yard will make evenings outdoors a breeze. The kitchen showcases an island bench, 750mm oven and gas cooking, along with stone benchtops and plenty of cupboard space. Occupying the rest of the home is the third living area/rumpus/theatre well-proportioned bedrooms with built-in wardrobes, a family sized laundry with large linen cupboard, main bathroom with double vanities. The master bedroom has a walk-in wardrobe, spacious ensuite and extra built-in wardrobes. Living here will be enjoyed by the next family for many years to come - call Adrian for more information - 0449 559 225. Features:- Three separate living areas- Sunny, north facing living and meals area, and backyard- Large and private backyard with grassed area - Walking distance to both Amaroo and Bonner shops- Great outdoor entertaining, pergola and solid timber deck- Updated laminate flooring- Abundance of storage spaces and cupboards throughout the home- Well-lit kitchen and meals and living area- Kitchen with full island bench- Soft close joinery throughout kitchen- 900mm gas cooktop- 750mm Electric oven- Stone bench tops- Separate toilet and powder room- Floor-ceiling tiles in bathrooms- Main bathroom with bathtub- Double-vanity in ensuite- Private, large rear yard, ideal for families and entertaining- Maximum privacy in rear yard- Astro-turf grassed areas for kids and pets- Huge pergola built in 2021- Timber deck built in 2019- Ducted heating throughout- Split-system in main living area- Alarm- Land Size: 524m<sup>2</sup>- Living: 189m<sup>2</sup> (approx.)- Garage: 40m<sup>2</sup> (approx.)- Pergola: 19m<sup>2</sup> (approx.)- Deck: 34m<sup>2</sup> (approx.)- Built in: 2010- Rates: \$2,723 per annum- Land Tax: \$4,377 per annum (if used as investment)