

# 41 Hurtle Avenue, Bonython, ACT 2905



## Sold House

Tuesday, 12 March 2024

41 Hurtle Avenue, Bonython, ACT 2905

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1006 m2**

**Type: House**



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**\$1,311,000**

This stunning and substantial family home, exhibits breathtaking views, embraces modern styling with architectural design, 41 Hurtle Avenue offers a haven for families seeking space, comfort and luxury. Spanning an impressive 256m<sup>2</sup> of internal living space, dual driveways, this home boasts multiple renovated living areas, segregated bedrooms, an abundance of storage and parking, and luxury family lifestyle. As you approach, the commanding street presence and gorgeous front landscaped garden welcome you home. Enter to find a generous layout, boasting four bedrooms plus a study/fifth bedroom, guaranteeing an abundance of space to accommodate the entire family in grandeur. The family friendly living areas are modern and meticulously curated to provide an unparalleled experience of relaxation and entertainment, featuring a sunken lounge room with picturesque views, formal and informal dining, opening plan living with access to multiple outdoor areas. The style savvy, open galley kitchen, a mere two years old, is modern, spacious and a chef's delight, with walk-in pantry, 40mm Caesarstone bench with a waterfall edge and 900mm oven paired with a gas cooktop, providing modern amenities for cooking aficionados. The exclusive and excessively oversized segregated master suite anchors the upstairs floor and offers a luxurious retreat with commanding views, a walk-in robe and ensuite. Moreover, there are three generously sized bedrooms, each boasting spacious built-in robes, with two of them providing direct access to the outside patio. The landscaped garden surrounds the home, featuring established plants, a fenced-off vegetable patch, two garden sheds, and secure parking behind locked fencing for your caravan/boat or trailer. The spacious double garage with automatic doors and built-in storage, along with a separate carport, a storage/multi-purpose room, workshop area and dual driveways cater to all your storage and parking needs. Additional features include a powder room, oversized linen closet, mud room area, ducted gas heating, Fujitsu reverse cycle units, ducted vacuum system, new carpet and flooring, quality window furnishings – there is nothing to do but move in and enjoy the lifestyle the home commands. Situated on a sizeable 1006m block, don't miss the opportunity to make this exceptional residence your forever home.

**EER 2.0** Why this home is solely for you: \* Commanding street presence with a gorgeous front landscaped garden \* Impressive entrance with gorgeous views and modern light filled entry area \* Featuring formal and informal living areas, with large, open plan, modern kitchen/family/meals areas and a formal sunken lounge room with large windows offering picturesque views and access to a small balcony \* The kitchen is only two years old and boasts a 40mm Caesarstone bench with a waterfall edge, a breakfast bar, under bench sinks, a walk-in pantry, a Bosch dishwasher, a 900mm Kleenmaid oven paired with a 900mm gas cooktop, and a Kleenmaid under-bench induction microwave, providing modern amenities for cooking and convenience \* The exclusive segregated master suite is upstairs and provides a luxurious haven for parents, complete with a walk-in robe and an ensuite featuring a corner vanity, a twin shower head system in the shower, elegant black tapware, and a toilet, epitomising comfort and style \* Separated at the rear of the home and adjacent to the main bathroom are three generously proportioned family bedrooms, capable of queen size beds, each feature large built-in robes with triple sliding mirror doors. Two rooms have direct access to the outside patio via sliding doors \* Light filled Study/5th bedroom located next to the entry with stunning views \* The main bathroom showcases a newly installed vanity with above bench sink and sleek black tapware, an oversized spacious spa bath, a shower, and a separate toilet \* A convenient and spacious powder room for guests at the front of the house \* The laundry offers abundant bench space, accommodating your washer and dryer conveniently beneath \* Oversized linen closet, complete with built-in shelving, ensures organisation and accessibility \* Laminate flooring and new carpet throughout enhance the home's aesthetic appeal while providing durability for everyday living \* Recently repainted throughout in a warm/neutral colour scheme \* Quality window furnishings including privacy blinds and roman blinds \* Ducted gas heating and three Fujitsu reverse cycle units (in the dining, family and master bedroom) ensure optimal temperature control throughout the home, catering to comfort needs in all seasons \* The Rheem Stellar gas hot water system delivers reliable hot water supply for the household's daily needs \* Ducted vacuum system, alarm and CCTV \* Multiple tiled outdoor spaces for year round outdoor comfort, the main entertaining patio features partial weatherproof roofing and a natural gas connection for the BBQ \* Enclosed outdoor patio off the family room is accessible by large sliding door and features Merbau decking, ideal for a pet retreat \* The garden surrounding the home features stunning established plants that have been lovingly maintained, a manageable grassed area, a fenced-off vegetable patch, two garden sheds, all providing both functionality and serenity in the outdoor area \* The oversized double garage offers ample room for vehicles and belongings and is equipped with automatic doors and internal access to the home \* A storage/multi purpose room off the garage features a stainless steel bench and sink - perfect for a home gym or office \* A 6m x 3m carport with roller door

provides an additional secure covered parking space off the main driveway\* Second driveway with secure parking for your caravan/boat or trailer. \* Under house storage for bikes, toys with additional concreted workshop/man cave\* Located amongst quality homes and in a convenient, family-friendly area with a great range of amenities within easy reach, including a short walk to Bonython Preschool and Primary School, Mt. Stranger, ovals, playgrounds, transport and a short drive to Tuggeranong Town Centre and Lake Tuggeranong\* Sizeable 1006m<sup>2</sup> block\* House size (approx.): - Living 256m<sup>2</sup>- Garage/Storeroom 65m<sup>2</sup>- Carport 19m<sup>2</sup>- Courtyard 15m<sup>2</sup>- Balcony 7m<sup>2</sup>- Pergola 46m<sup>2</sup>