

**43 Margaret Tucker Street, Bonner, ACT 2914**

STONE

**Sold House**

Wednesday, 13 September 2023

43 Margaret Tucker Street, Bonner, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 569 m2**

**Type: House**



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**\$1,150,000**

Located in Bonner's most desirable pocket in a prime, elevated position on Margaret Tucker Street. Opposite bushland nature reserve on a 570 sqm block, is this stunning 4-bedroom, 2-bathroom family home featuring high end inclusions and finishes throughout. The home is situated close to local playgrounds, walking tracks and bike paths. Gungahlin town centre is a 10 minute drive away, with Woolworths at Bonner Shops and Coles at Amaroo Village Shopping Centre 5 minutes down the road. You're also spoilt for choice with the availability of public and private schools in the precinct - Neville Bonner Primary School, Burgmann Anglican School, Amaroo Central School and Good Shepherd Primary School. Offering immense community appeal and amenities throughout the suburb, Bonner is a place your family can grow and thrive. Features Overview:- North-east facing corner block, opposite reserve.- Single-level floorplan- Located in the heights of Bonner, opposite nature reserve.- NBN connected with FTTP- Age: 9 years (Built in 2014)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 190.67 sqm- Alfresco: 14.52 sqm- Porch: 9.22 sqm- Garage: 41.68 sqm- Total residence: 256.08 sqm- Block: 569 sqm Prices- Rates: \$875 per quarter- Land Tax (Investors only): \$1528 per quarter- Conservative rental estimate (unfurnished): \$790 - \$820 per week Inside:- Grand 4-bedroom + rumpus family home.- Brand new paint throughout.- Oversized master bedroom with walk-in wardrobe and extra-large ensuite.- Formal living area with wrap-around windows facing reserve.- North-facing living areas offer an abundance of natural light.- Freestanding 6-burner gas cooktop.- Premium curtains and sheers throughout.- Extra-wide french front door.- Both bathrooms with floor-to-ceiling tiles.- Ducted reverse cycle heating and cooling. Outside:- North facing pergola.- Large ModWood deck that looks and feels like timber but requires no maintenance.- Commanding street presence.- Fully landscaped gardens.- Grassed area in backyard perfect for kicking a soccer ball.- 6.4kW solar system that is only 2 years old.- Security camera system with 3 x cameras.- Close to public transport, bus stop only 100m away that goes straight to schools and Gungahlin town centre. This suburb enjoys proximity to Mulligans' Flat Nature Reserve, proximity to local children's playgrounds, nature reserves, Bonner shops, Stonehouse local restaurant and local primary school, a short drive to the Gungahlin Marketplace and easy access to Horse Park Drive. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing are 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 make further enquiries.