

5/67 Derrington Crescent, Bonython, ACT, 2905

Townhouse For Sale

Thursday, 10 October 2024



THE
PROPERTY
COLLECTIVE

5/67 Derrington Crescent, Bonython, ACT, 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jacob Stanton
0499999734



Jesse Sands
0402669754

You can't get any closer to nature than this!

Discover the perfect blend of location, convenience, and natural beauty with this remarkable waterfront townhouse. Featuring a split-level design that seamlessly integrates indoor and outdoor living, this home is set within the peaceful and picturesque 'Stranger Shores' development in Bonython, an absolute haven for nature lovers.

With a nature reserve right at your back doorstep, you'll come home to sweeping views of Stranger Ponds, while nearby walking trails and Pine Island Nature Reserve offer endless outdoor adventures just minutes away. This tranquil setting provides the ideal backdrop for a relaxed, nature-filled lifestyle.

At the heart of the home is an open-plan kitchen overlooking the formal dining and living areas, designed for both functionality and elegance, offering ample counter space and generous storage. The master bedroom boasts built-in robes and serene views of the reserve and ponds, creating a peaceful retreat. Bedrooms two and three are equally spacious, each with built-in robes and conveniently positioned near the main bathroom, which features a shower and a separate toilet for added convenience.

Step down into the sunken lounge that opens onto a large outdoor deck-perfect for entertaining or simply relaxing with a drink while taking in the breathtaking surroundings. The low-maintenance garden is perfect for hosting BBQs or for those with a green thumb to create their own personal oasis.

This sought-after townhouse is a standout choice for downsizers or first-home buyers, offering the perfect combination of lifestyle and location.

The Lifestyle:

- Fronting Stranger Ponds
- Pine Island Nature Reserve
- Bonython Primary School
- South.Point Shopping Presinct
- Less than 15-minute walk to Lake Tuggeranong

The Perks:

- Situated in the boutique 'Stranger Shores' complex
- North-West aspect with plenty of sun across all seasons
- Vinyl timber flooring throughout with carpet to bedrooms
- Split level design with multiple living options
- Kitchen with ample bench space & storage options
- Main bedroom with nice outlook and back yard access
- Main bathroom with shower plus separate toilet
- Private easy-care gardens and courtyard
- Rear deck plus shade sail with outstanding views
- Reverse cycle heating & cooling system + electric heating
- Single brick garage with additional workspace plus internal access

The Numbers:

- Living: 101.4m²
- Deck: 25m²
- Garage: 21.8m²
- Block: 225m² approx.
- Strata: \$556 p.q. approx.
- General rates: \$627 p.q. approx.
- Land Tax: \$899 p.q approx. (Investors only)

- Build: 1991
- EER: 2.5 star

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.