

# 5 Mayfield Hill, Bonython, ACT 2905



## House For Sale

Thursday, 12 October 2023

5 Mayfield Hill, Bonython, ACT 2905

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1063 m2

Type: House



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**\$1,450,000**

This expansive home perched on Mount Stranger offers 270-degree views over the Tuggeranong Valley. 5 Mayfield Hill is a home that offers large, open living spaces, an abundance of natural light, a sense of tranquility, and views as far as the eyes can see. Entering the home through the double entry doors, the attention to detail is apparent. Custom Italian tiles and Sydney blue gum floors blend effortlessly under a soaring atrium. Throughout the home, high ceilings and double-sized aluminum windows are in every room to take advantage of the solar gain achievable from its north-facing position. This also has the advantage of immersing the home in natural light year-round and frames the views over the everchanging landscape as the colors of the trees through the valley below change with the seasons. Upstairs, the large open-plan living & dining room flows out to an elevated deck, giving great entertaining space both inside and out and providing the perfect spot to soak up the sun and enjoy the view while established trees provide privacy. The kitchen, laundry, and bathrooms showcase a commitment to quality, featuring 40mm stone benchtops and custom cabinetry. The spacious kitchen is a chef's dream, equipped with a gas cooktop, built-in wall oven & microwave, a minibar, and a Miele dishwasher. Adjoining the kitchen is a spacious family room with views and direct access to the deck. The upstairs bedrooms include built-ins and easy access to the main bathroom with a separate shower and bath. The master bedroom is segregated from the rest and provides a true retreat with space for a super-king bed, 6 meters of wardrobe space, and a private ensuite with Grohe tapware and a rain shower. It's easy to stay comfortable all year round in this 255m<sup>2</sup> home with Brivis ducted gas heating installed in 2019, instant gas hot water, and a reverse-cycle air-conditioner. Downstairs boasts a large, double brick rumpus room with its own bathroom, a large storage room with built-in cupboards, and the fifth bedroom which opens directly to the manicured yard through a full-size glass sliding door. A 45m<sup>2</sup> double garage featuring workshop space and convenient internal access completes the picture. Outside, the 1064m<sup>2</sup> block is surrounded on three sides by high-quality Colorbond fencing with expansive paved outdoor areas for entertaining, a subfloor storage shed, and roof-mounted solar panels. Conveniently located near schools, nature reserves, and South Point, 5 Mayfield Hill is a rare find that offers the perfect blend of elegance, space, and location. Don't miss out on the opportunity to secure this prestige home in a prime location.

**Additional Features:**

- Elevated position offering 270-degree views over Tuggeranong
- Beautifully appointed kitchen with 40mm stone benchtops
- 400mm Gas cooktop
- Integrated wall-mounted oven and microwave
- Dishwasher
- Covered entertainment deck with a picturesque outlook
- Reverse-cycle heating and cooling for year-round comfort
- Ducted gas heating
- Double garage with workshop space and internal access
- Paved and covered outdoor entertainment area
- Italian tiles and Sydney blue gum timber floors
- All three bathrooms feature floor-to-ceiling tiles and Grohe tapware
- Main bathroom with separate wash basin, separate shower and bath
- Laundry with custom cabinetry and hanging space
- Ample subfloor storage and multi-purpose rooms
- Tastefully landscaped and established low-maintenance gardens
- 1064m<sup>2</sup> block with Colorbond fencing
- Flexible 255m<sup>2</sup> floor plan offering multi-purpose and segregated living

**Key Figures:**

- Total internal living: 255m<sup>2</sup> Approx
- Deck 21m<sup>2</sup> Approx
- Garage: 45m<sup>2</sup> Approx
- Block: 1064m<sup>2</sup>
- EER: 1.5 stars
- Land value: \$653,000 (2023)

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.