

**57 Irinyili Street, Bonner, ACT 2914**

**MARQ**

**Sold House**

Friday, 3 November 2023

57 Irinyili Street, Bonner, ACT 2914

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 390 m2**

**Type: House**



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**\$711,000**

Showcasing a contemporary design and supremely positioned in a quiet loop street adjacent to pond, this unique 2 bedroom family sanctuary reveals flowing living spaces, light filled interiors and many sophisticated modern touches. A great home for the first home buyer, downsizer or investor, this single level residence is complemented by the private outdoor facilities. It is placed for easy convenience to shops, local buses, walking trails and urban amenities.- Modern architecturally designed home, quality inclusions throughout- Sunny North facing aspect- Separate title (no body corp. fees)- Easy care floorplan with 131.70sqm of internal living (153sqm with carport)- Sun drenched family room flowing onto private timber deck entertaining- Sleek polished concrete flooring- Combination of plantation shutters, roller blinds and vertical venetians- High ceiling in main living (maximising light and space)- Immaculate condition inside and out- Large stone kitchen, gas cooktop, wall oven, dishwasher- Gas fire place and ceiling fans- Double glazed windows throughout- EER 6.0- Spacious master suite, built in robes, custom bathroom, - Generous 2nd bedroom with sunny aspect- Access to courtyard off both bedrooms 1 & 2 - Single covered carport with additional separate parking space- Rain water tank- Easy care 390sqm block- Peaceful leafy surrounds set in quiet loop street adjacent to pond- Close proximity to parks, local schools and shops

**Brief Summary:-** - Year of construction: 2015- Internal living area: 131.70sqm- Carport Area: 22sqm (approx.)- Total area: 153sqm (approx.) - Block Size: 390sqm - EER: 6.0- Rental Potential: \$500 - \$550 per week - U.V. \$419,000 (2023)- Rates: \$2,464 per annum approx.- Land Tax: (If investment property) \$3,774 per annum

This is the perfect opportunity to secure a contemporary and hassle-free lifestyle in a private location. Don't miss out on making this ultra-cool, 2 bedroom home your own!

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