

60 Derrington Crescent, Bonython, ACT 2905

House For Sale

Saturday, 25 November 2023



60 Derrington Crescent, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 890 m2

Type: House



Jacob Stanton
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Jesse Sands
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Auction 16/12/2023

AUCTION on-site 16/12/2023 4:00pm. Discover spacious, stylish single level living in the heart of a sought-after, family-friendly suburb. Nestled in the exclusive enclave of Derrington Crescent, this captivating corner block residence is a haven for buyers seeking a larger block in a convenient location. Don't miss the chance to make it yours - only changing hands once before, this home is on the market for the first time since 1997, having been cherished and renovated by the same family for over 26 years. Upon entering, the sense of space is immediately apparent. Recently revitalised with a tasteful palette of fresh paint, new flooring, and thoughtful updates throughout, this home invites your family to move in effortlessly while leaving room for your personal touch to enhance its charm over time. The heart of this home is a modest yet impressive kitchen, featuring laminate benchtops, a tiled splashback, brand-new appliances, and a built-in dishwasher. Ample bench, cupboard, and drawer space ensure a functional and stylish culinary experience. The master wing, a sanctuary of comfort, is cleverly separated from other living areas. This expansive space boasts a generous walkthrough robe, an ensuite, and northerly windows that bathe the room in natural sunlight year-round, with direct access to a private courtyard. Two additional bedrooms, generously sized and complemented by built-in robes, share a well-appointed main bathroom. Adding to the allure is a purpose-built sunroom, offering limitless possibilities for extended living options - an ideal space for a study, children's playroom, hobby room, gym, or studio. The expansive grounds, though easy to maintain, provide ample opportunities for gardening enthusiasts to create a green oasis, complemented by a chicken coop and two generous rainwater tanks. The garden shed is split between storage, as well as a separate insulated space with power, lighting and tv aerial for multi-purpose use (teenage retreat, workshop, etc). Comfort is paramount throughout the seasons with ducted evaporative cooling and gas heating. The home boasts an impressive Energy Efficiency Rating (EER) of 3 Stars, ensuring cost-effective heating and cooling year-round. Additionally, the property benefits from an 18 panel solar power system, contributing to sustainability. The expansive 64m² garage, equipped with motorised single-panel door, internal access, and rear yard entry, offers secure parking with potential for a workshop and storage. The large block provides convenient space for parking a caravan, boat, or trailer. An enticing extra, a second driveway and double gates featuring extra off-street parking along Barr Smith Avenue also ensures convenient and secure access to the rear yard. Enjoy tranquillity with proximity to public transport, Bonython Primary School, Stranger Ponds, Pine Islands Nature Reserve, a 5 minute drive to South Point Shopping Centre, and arterial roads to Woden Valley, or the City. Embrace a lifestyle of comfort, convenience, and contemporary living in this remarkable residence.

The Lifestyle: • Bonython Primary • Kindy Patch Bonython • Stranger Ponds • Pine Islands Nature Reserve • South Point Shopping District • Close to government offices & departments • Parks, playgrounds and walking tracks

The Perks: • Spacious single level 3 bedroom ensuite residence • North facing aspect with natural light all seasons • Located in popular suburb and tightly held location • Fresh paint, new floors and updated throughout • Master wing which features walk through robe, ensuite & northerly windows • Private courtyard setting accessible from master bedroom • Flexible floor plan offering multi-purpose use & segregated living • Modern kitchen with ample bench space & storage options • Updated appliances including cooktop, oven, rangehood + dishwasher • Main bathroom with bathtub, shower & separate toilet • Extension of indoor living with multi-purpose sunroom • Oversized laundry with ample space for storage and hobbies • Ducted gas heating & evaporative cooling throughout • Ducted Ventis house ventilation system • Rinnai instantaneous gas hot water system • Additional power points throughout for accessible power • 18 panel solar power system • External automatic roller shutters to windows for added security, privacy • Expansive brick garage with single panel roller + internal access • Backyard enclosed with Colorbond fencing, secure for kids & pets • Large secured garden shed for tools as well as chicken coop or aviary • 2 x 1000L rainwater tanks, with pump for ease of irrigation to gardens • Second driveway with additional off street parking off Barr Smith Avenue • Additional secured yard space perfect for trailers, caravan or boat

The Numbers: • Total internal living: 189.4m² • Garage: 64m² • Block: 890m² • Rates: \$2,518 p.a. approx. • Land Value: \$425,000 (2023) • Build: 1990 • EER: 3 Stars