

61 Roy Marika Street, Bonner, ACT 2914

STONE

House For Sale

Wednesday, 12 June 2024

61 Roy Marika Street, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 603 m2

Type: House



Jess Smith
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Auction 29/06/2024 at 3:00pm

Property to be auctioned onsite on the 29/06/2024 at 3:00pm with offers welcome prior. Welcome to your dream home, where luxury and practicality blend seamlessly. The stunning master bedroom boasts a spacious walk-in robe and private ensuite, while the second bedroom features a built-in robe and its own ensuite. Each additional bedroom is generously sized and includes built-in robes. The main bathroom, with its full-sized tub, is perfect for relaxation. The bright formal living room creates a warm and inviting atmosphere, and the dedicated study with a built-in desk caters to your work-from-home needs. The expansive open-plan family and dining area is perfect for entertaining, complemented by a well-appointed kitchen. Step outside to the enclosed alfresco area, ideal for dining and entertaining, and enjoy the beautifully landscaped backyard, which offers plenty of space for kids and pets to run and play. Convenience is at your fingertips with a laundry room offering direct external access and a double car garage with secure internal access.

Features Overview:- 3kW solar system with 12 panels- Single level floorplan- Entire house with doubled glazed windows- High Ceiling (2.7 M)- NBN connected with FTTP- Ethernet Cabling throughout the house- Ducted Vacuum- In-built speakers for home theatre- Near new DAIKIN commercial grade heating / cooling system with 14 outlets and remote-control feature- Age: 13 years (built in 2011)- EER (Energy Efficiency Rating): 5 out of 6 Stars (equal to 8.3 of 10 stars)- 3 Phase Electricity Power Supply- Plenty of storage to keep things organised Sizes (Approx)- Internal Living: 227.30 sqm- Enclosed Alfresco: 19.10 sqm- Porch: 2.40 sqm- Garage: 42 sqm- Total Residence: 290.75 sqm- Block Size: 603 sqm Prices- Rates: \$752 per quarter- Land Tax (Investors only): \$1262 per quarter- Previously rented for \$920 per week

Inside:- 4 Bedrooms (Including 2 Master Bedrooms with ensuites and robe)- Luxurious master bedroom featuring a spacious walk-in robe and a private ensuite- Second bedroom complete with a built-in robe and its own ensuite- Generously sized additional bedrooms, each with built-in robes- Main bathroom equipped with a full-sized tub- Dedicated study with built-in study desk and cupboards- Bright and welcoming front formal living room with in-built speakers- Expansive open-plan family, ideal for entertaining- Separate Dining with buffet table, seamlessly connected with kitchen and alfresco- Chef's envy open plan kitchen with separate pantry, ample bench space and abundant storage- Convenient laundry room with direct external access- Extra large double garage with covered alfresco- New daikin reverse cycle system with 14 duct including bathroom

Outside:- Enclosed alfresco area with heating and cooling outlets, perfect for year-round outdoor dining and entertaining- Spacious sized garage with storage shelves and epoxy on the floor - Beautifully landscaped backyard, providing plenty of space for kids and pets to run and play- Small shed for the tools / storage - 4000 litre water tank for sustainable living

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Double glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0

This suburb enjoys close proximity to Mulligans Flat Nature Reserve, close 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 with 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 on: jesssmith@stonerealestate.com.au

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