

7/3 Derrington Crescent, Bonython, ACT 2905

Sold Townhouse

Monday, 14 August 2023



7/3 Derrington Crescent, Bonython, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 144 m2

Type: Townhouse

\$780,000

Buyers Price Guide: From Early to Mid \$700,000's + An enticing opportunity for downsizers and first-time buyers, this exceptional split-level 4-bedroom townhouse offers a rare blend of freedom and comfort in the sought-after Bonython development, affectionately known as 'Bella Vista'. Nestled in an elevated position within the complex, this north-facing home invites abundant natural light and presents a generous living space with minimal upkeep requirements. The versatile layout boasts separate living areas, striking exposed brickwork, lofty ceilings, and thoughtfully segregated bedrooms, including a dedicated fourth room that effortlessly doubles as a guest room or study. It is easy to see how you could live a life of leisure here, with easy access to walking trails and the peaceful surroundings of nature at your doorstep. The well-designed kitchen combines functionality and style, featuring ample storage, a gas cooktop, an electric oven, and a dishwasher. Adjoining the kitchen, the family room opens to a private rear courtyard, creating an ideal setting for hosting gatherings with friends. The master wing is a retreat for parents, complete with a walk-in robe and ensuite, providing a peaceful oasis away from the remaining bedrooms and guests. Bedrooms 2 and 3 offer generous proportions and built-in storage. The main bathroom boasts a bath, shower, and separate toilet, ensuring convenience and privacy. Adjacent to the bathroom, a separate laundry with ample storage enjoys direct access to the yard and clothesline. With Mt Stranger nature reserve at your back door and just moments away from popular parks, Stranger Pond, Bonython Primary School, government workplaces, and the Greenway South Point shopping district, this desirable residence encompasses all the elements for downsizing or embracing a low-maintenance lifestyle.

The Perks:

- Located in the boutique 'Bella Vista' development
- North-facing aspect ensures ample sunlight year-round
- Freestanding split-level design with scenic views
- Impressive high ceilings and exposed brickwork
- Recently replaced carpets throughout living areas and bedrooms
- Versatile floorplan with separate living spaces
- Well-appointed kitchen with ample bench space and storage
- Stainless steel appliances, gas cooktop, electric dishwasher, and oven
- Master bedroom with spacious walk-in robe and ensuite
- Main bathroom with bath, shower, and separate toilet
- Private and low-maintenance courtyard with Colorbond fencing
- Convenient ducted vacuum system
- Alarm system for enhanced security and peace of mind
- Ducted gas heating and evaporative cooling throughout
- Reverse-cycle heating and cooling system in family room and master bedroom
- Double lock-up garage with easy access

The Numbers:

- Living area: 144m²
- Garage: 45m²
- Block size: 385m² approx.
- Strata Levies: \$660 p.q approx
- General rates: \$625 p.q approx.
- Year of construction: 1993
- Energy Efficiency Rating (EER): 2 stars