

# 7/7 Tenison- Woods Circuit, Bonython, ACT 2905

LUTON

## Sold Unit

Friday, 3 November 2023

7/7 Tenison- Woods Circuit, Bonython, ACT 2905

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 93 m2**

**Type: Unit**



Shane Hughes  
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**\$520,000**

This spacious and light filled, ground floor unit is an outstanding opportunity to get into the market as either an investor or first home buyer. This unit offers a convenient lifestyle, positioned within walking distance to the South Point Shopping Centre, cafes, restaurants, public transport, and schools. Enjoy the beautiful surrounds of this location by taking a quick stroll to the local ponds and Pine Island Reserve. The open plan kitchen, dining and living area with full length glass windows and doors opens onto the enclosed front courtyard, perfect for enjoying your morning coffee. The spacious kitchen provides plenty of preparation space and loads of storage. This unit takes advantage of the gorgeous northern sunlight filling the living areas with plenty of natural light. Accommodation comprises two bedrooms both with built-in robes, positioned to the rear, they are peaceful and quiet. Additionally, there is a paved private backyard with space for your dog or children to play. The large master bedroom has direct access to the two-way bathroom with spa bath and toilet. Added convenience are the European style laundry, additional separate toilet, and an oversized single garage with electric door.

Features: Two bedrooms both with built-in robes  
New carpets throughout  
Single level, ground floor  
Open plan layout  
Sun filled living spaces  
Two-way bathroom with spa bath and toilet  
Additional toilet  
Two private courtyards  
Oversize lockable garage  
Quiet complex

Statistics  
Living Area: 93m<sup>2</sup> approx.  
Courtyard: 64m<sup>2</sup> + 14m<sup>2</sup> approx.  
Garage: 20m<sup>2</sup> approx.  
EER: 4.5 Stars  
Body Corp: \$2,375 p.a approx.  
Sinking Fund: \$1,055 p.a approx.  
Year Built: 1994