

**74 Eugene Vincent Street, Bonner, ACT 2914**

**House For Sale**

Thursday, 14 December 2023

STONE

74 Eugene Vincent Street, Bonner, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 345 m2**

**Type: House**



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## Forthcoming Auction

Enjoy an open, homely and vibrant lifestyle with this 4-bedroom house in the heart of Bonner. This 242.50sqm residence enjoys gorgeous inclusions including high ceilings throughout, an abundance of natural light, timber floors and choice of segregated living areas, perfect for family living. Located just a moments walk to a host of local amenities including Bonner Shops, Neville Bonner Primary School, playing fields, parks and more, boasting a lifestyle of convenience.

Features Overview:- North east facing- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 2011- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 178.33 sqm (Lower living: 29.01 sqm + Upper living: 149.32 sqm)- Balcony: 8.15 sqm- Porch: 9.05 sqm- Garage: 46.97 sqm- Total residence: 242.50 sqm- Block: 345 sqm

Prices:- Rates: \$621.50 per quarter- Land Tax (Investors only): \$956.25 per quarter

Inside:- Spacious living and family area with north-facing windows for natural light- Stunning hardwood timber floors throughout the living and kitchen areas- Fully appointed kitchen with ample storage and quality appliances- Large master bedroom with walk in robe and ensuite- Kitchen dining area with balcony access, enjoying a leafy outlook- All bedrooms with high ceilings and built in robes- Main bathroom with separate bath and shower, full sized laundry- Downstairs 4th bedroom also acts as a multipurpose/rumpus room/office space- Electric shutters to master bedroom windows- Ducted reverse cycle heating and cooling

Outside:- Low maintenance gardens to the front and rear- Internal access to house from oversized double garage with additional storage space- Established hedges to front of the property adds to the privacy of the home- Solar panels - 5kw system- Two water tanks

Construction Information:- Flooring: Concrete slab/Timber floor framing- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows

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. If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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