

77 Tenison-Woods Circuit, Bonython, ACT 2905

Raine&Horne.

Sold House

Thursday, 22 February 2024

77 Tenison-Woods Circuit, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Vic Srbinovski
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Contact agent

Welcome to 77 Tenison-Woods Circuit, Bonython. A haven of tranquility that effortlessly marries modern elegance with timeless comfort. This three-bedroom separate title townhouse is more than just a home, it's a sanctuary crafted for those seeking solace and style. Making your way toward the front entry you will notice the beautifully cared front courtyard perfect for relaxing with a book and a cupper taking in the day. As you step through the front door, the warm embrace of this residence becomes immediately apparent. The open-plan lounge then dining area on the lower-level beckon, providing a spacious canvas for both intimate gatherings and lively celebrations. The heart of this home lies in the practical kitchen, boasting ample storage & a convenient breakfast bench space. The adjoining Family/Meals area adds a touch of coziness, making it the perfect spot to unwind after a long day. Take a step out into the covered pergola where you can entertain in comfort & style whilst the children enjoy the spoils of the large enclosed backyard. Additional extras are gas continuous hot water, water tank, storage shed & beautifully manicured lawn. Venture upstairs to discover a sanctuary of serenity in the three bedrooms, each adorned with generous built-in wardrobes. The main bedroom, with its private ensuite, becomes a personal retreat where relaxation takes Centre stage with a study nook space overlooking the treelined street. Bedrooms 2 & 3 are very well proportioned with their own Built-in Robes and a lovely outlook into the rear yard. This property is not just a house, it's a promise of a quality lifestyle, a place that you look forward to coming home too after a long day's grind. A place for the entire Family to enjoy with no strata fees and a separate title, you have the freedom to call this place your own without the constraints of shared ownership. A double garage in addition to the large driveway that accommodates up to 4 additional standard vehicles. Located a mere 1.3km from South Point Shopping Centre and within proximity to local amenities and government buildings, this residence offers more than just a home, it presents an exceptional opportunity to embrace a coveted lifestyle close enough yet far enough from the hustle and bustle of urban High-rise.

- Beautiful, private, tranquil front courtyard.
- Off street parking for 4 or more vehicles + garage.
- Lounge room upon entry leads to separate dining.
- Family room off the practical kitchen, ample storage.
- Gas cooking, stainless steel appliances & dishwasher.
- Family room opens to pergola & beautiful yard.
- Spanline pergola adding 44m² of additional space.
- Downstairs laundry with separate Powder Room.
- Enclosed, manicured backyard for the little ones.
- Upstairs boasts a large main bedroom, BIR & ensuite.
- Bedrooms 2 & 3 upstairs have Built-in robes.
- Large bathroom with bath, shower & separate W.C.
- Newly installed high-quality floorboards.
- Recently updated & painted throughout.
- New night/day double roller blinds installed.
- Ducted gas heating throughout the home.
- Evaporative cooling to level 1 & stairway.
- Land Size: 500sqm - House Size: 157sqm. *
- Rates: \$2,646 p/annum - UCV: \$438,000 (2023) *
- Land Tax: \$4,200 p/annum if rented) EER: 6.0 *
- Note all figures/amounts are approximates*.

- Offered as vacant possession. Move in ready. Embrace the serenity, relish the comfort, and make 77 Tenison-Woods Circuit your sanctuary. Your dream home awaits - where modern living and timeless tranquility converge seamlessly. Offered as vacant possession (no leases) this home is ready to be occupied when you are. To make this your home start by contacting Vic Srbinovski on 0410 583 048 and make the first move.