

**8/17 Margaret Tucker Street, Bonner, ACT 2914**

ENVOGUE

**Sold Townhouse**

Saturday, 16 September 2023

8/17 Margaret Tucker Street, Bonner, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$700,000**

Fresh to the sales market is this beautifully presented two storey 3 bedroom 2 bathroom Townhouse located at the BURNLEY PARK development in sought after Bonner. If you have been on the search for a quality property and after some extra space then this may be the one for you. A wonderful floorplan in place that has been designed to anticipate your every need and offers an exceptional lifestyle with generous spaces. Sitting directly across from park land you can enjoy the serenity from your front door step in the easy care front courtyard. An immediate impression of style as soon as you enter with separate lounge and dining areas on offer. Flowing through to the superbly appointed kitchen with gas cooking and great cupboard space. Stainless steel appliances and dishwasher. A wonderful space to cook and create with seamless entertaining from the tiled family room which opens to the stunning back courtyard. The laundry is located downstairs with an extra powder room and third toilet available for guests and an added bonus is the spacious under stair storage. Single garage with remote and internal access plus an extra car space in the driveway has all been cleverly designed on the floorplan. Moving upstairs you have three generous sized bedrooms. The master bedroom has a walk in robe and ensuite while the other two bedrooms have built in robes. The main bathroom is located between the bedrooms and has a separate shower and bath. Linen cupboard providing some extra storage. The location is ideal close to Bonner shops and a short drive to Gungahlin Town Centre and easy access to Horse Park Drive and public transport. Several schools in the area to choose from. Do not miss out on your chance to secure this superb Townhouse that is ready to occupy and enjoy. Other key features :- Ducted heating and cooling- Quality fixtures and fittings- Front and back courtyards- Under stair storage- Powder room with 3rd toilet- 129m<sup>2</sup> internal living- 19m<sup>2</sup> internal garage- Built 2012-25 properties on units plan- EER = 6- Visitor parking- Body Corporate = \$5,364.00 per year approx.- Rates = \$515.00 per qtr approx.- Rental estimate = \$575 - \$600 per week- Land tax = \$658.00 per qtr approx. (Investor only) Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.