

**8/70 Hurtle Avenue, Bonython, ACT 2905**



**Sold Townhouse**

Sunday, 15 October 2023

8/70 Hurtle Avenue, Bonython, ACT 2905

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Luanne Stapleton

## Contact agent

Discover the charm of this expansive two-level townhouse that offers the space of a full-sized house, minus the garden upkeep. The smart layout places the living areas on the ground floor and the bedrooms upstairs, with a convenient powder room on each level and seamless access from the garage. Ideal for family life, with nearby open spaces for active play. Experience the effortless flow of the semi-open plan design, where the lounge seamlessly transitions to the family room and kitchen, extending onto a timber deck overlooking the courtyard. Abundant natural northern light floods through the generous family room and kitchen windows. The kitchen offers ample cupboard space, gas cooking, a spacious fridge nook, and a dishwasher. The laundry, powder room, garage access, and under-stair storage contribute to the area's practical flow. Upstairs, you'll find all the sizable bedrooms, including the spacious main bedroom with its north-facing window, walk-through robe, and ensuite. You will love the space of this master bedroom. Three additional bedrooms, separate toilet, a bathroom with bath plus shower and a linen cupboard complete this level. Nestled in the intimate Parkhill complex of 14 homes, this townhouse backs onto a lush green belt, with tranquil pathways leading to nearby ovals. Tuggeranong centre is just a short drive away, and Bonython Primary School and bus stops are within easy walking distance. For a more adventurous stroll, explore the Stranger Pond Trail and connect with The Bicentennial National Trail. Don't miss the chance to view this practical, low-maintenance townhouse that offers spacious living to suit both downsizers and families.

**Features**  
Large main bedroom with ensuite  
Three more bedrooms all with robes  
Main bathroom  
Two separate toilets/powder rooms  
Living and family room  
High ceilings  
Stainless steel appliances, gas cooking, dishwasher  
Tiling and carpets  
Gas heating downstairs  
Evaporative cooling  
Full Laundry  
Ample storage space  
Double garage with panel roller door  
Internal access  
Deck and rear gate  
Visitor Parking on site

**Figures (approximate)**  
Block 1 Section 21UP 2770  
Strata: LMM Solutions  
Build complete: 2005  
EER: 5  
Ground Floor 77m<sup>2</sup>  
First Floor 87m<sup>2</sup>  
Garage 35m<sup>2</sup>  
Rates: \$626 per quarter  
Body Corp Levies: Admin Fund \$930, Sinking fund \$151.04 per quarter  
Land tax: \$2,760 per annum if rented  
Water Reticulation: \$187  
Rent Income: \$630 - \$693 per week