

8 Clay Street, Bonner, ACT 2914



Sold House

Saturday, 16 September 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$885,000

If your family thrives on weekends filled with adventure and the joy of locking up and setting off, then this home might be your perfect match. A separate title family house designed for minimal upkeep, it embodies the essence of "no muss, no fuss." And yet, it boasts features that redefine what you can find in such a home. Upon entering, you're greeted by an inviting formal living room that opens up graciously through double doors. At the core of this residence lies a large open-plan living area, basking in the warmth of Northern sunlight and opening off the up-market kitchen. This space sets the scene for moments of serenity and gatherings filled with coziness. Imagine waking up to the gentle embrace of sunbeams filtering through the windows. Behind a sliding door, you'll find the bedroom wing at the rear. Bedrooms 2 and 3 come complete with built-in robes and the main bedroom is a retreat in itself, featuring an ensuite, walk-in robe, and generous proportions for a king-sized bed. A North-facing window invites natural light inside. The outdoor realm takes centre stage as you step into the pergola-covered timber deck, effortlessly merging with the astroturf-covered expanse. Meanwhile, the garage, conveniently accessible via a sliding door from the driveway, unveils a world of potential. Transform this space into a private office where clients can visit without accessing the house, a rumpus, or a practical workshop – the possibilities are boundless when you claim your piece of 'Suburbia'. Benefits for investors – early access is also available to your property manager so tenants can view the property and be pre-approved prior to settlement meaning no vacancy and an income stream from day 1. Benefits for live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen so you can be living in your new home earlier than you expect despite having a longer settlement in place. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the full contract, free solicitor review and much more, please send us an email from any of the portals noting your name and contact number and it will be immediately sent to you.

Features overview: High quality, ex-builders display home Fully single level floorplan Free-standing house and separate title (no ongoing strata fees) Low maintenance with great storage options and easy to lock up and leave on weekends North to entire side of home 2 x separate living areas 2.55m high ceilings throughout Offered with vacant possession (no waiting for owners or tenants to relocate) The numbers (approx): Living area: 143m² Pergola: 18m² Garage: 22m² Block size: 330m² Land value: \$415,000 (2022) Age: 13 yrs (built 2010) General rates: \$2,289 p.a. Water rates: \$670 p.a. Land tax (investors only): \$3,353 p.a. Rental estimate (unfurnished): \$630 -650/wk EER (Energy Efficiency Rating): 6 stars (top rating possible)

Inside: Kitchen has 2 bowl recessed sink, pantry, plenty of storage options, glass splashback, fridge cavity, microwave cavity, stone benchtops with an overhang (space for stools to make breakfast bar), and stainless-steel appliances including a full dishwasher, electric oven, 5-burner gas cooktop with externally ducted rangehood North facing open plan living and dining room with full length windows Separate formal lounge at front of home with 3 full length windows looking into front courtyard Ducted reverse cycle heating & cooling (electric) All bedrooms positioned in the same wing at rear of home, behind sliding cavity door Main bedroom with walk in robe & large window to the north looking into the backyard Ensuite with toilet, corner shower, full height tiling, heat lamps & custom vanity with storage under Bedroom 2 & 3 have sliding door built in robes & ceiling fans Main bathroom has corner shower, separate spa bath, full height tiling, heat lamps, external window and large custom vanity with storage under Separate powder room (toilet and handbasin) Enormous laundry with corner tub, storage options & sliding door access to path to the clothesline Garage with internal access, remote roller door, fluorescent lighting, power, rear access to yard & sliding door access to the driveway allowing it to be utilised as a multi-purpose space like a salon, office etc. LED lighting throughout plus light pendants in lounge, master bedroom, bedroom 1 and kitchen Laminate timber-look flooring throughout Ducted vacuum system Alarm system NBN – FTTP (fast internet) Outside: 17 x 6.63KW solar panels (free electricity) Solar hot water with separate gas boosted hot water system Low maintenance rear yard with astroturf – no grass to mow Timber entertaining deck with pergola, lighting, gas bayonet for the BBQ and 2 external power points Veggie patch area Water tank with pump for use in toilets and laundry Clothesline Side gate access to backyard from the left side of the home Room in driveway and on front verge for additional vehicles off the road Short walk to Bonner primary school & shops Short walk to Mulligans Flat Nature Reserve To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same solicitor can provide a FREE Section 17 Certificate to waiver your cooling off if you want to submit a pre-auction offer Personalised bidding strategy meeting with the auctioneer prior to auction to discuss the

auction process and bidding tactics Free valuations on any properties you own