

# 87 Murrjinelle Circuit, Bonner, ACT 2914

## House For Sale

Thursday, 7 December 2023

STONE

87 Murrjinelle Circuit, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 250 m2

Type: House



Jess Smith  
0410125475



Alex Ogbonna  
0423535024

**\$670,000+**

This immaculate 3 bedroom separate title home in the heart of Bonner is not only perfectly situated within minutes to the Bonner shops and schools, is low maintenance but offers open plan living providing a sense of space and comfort. The generously sized master bedroom is home to a walk-in robe and entry to the bathroom. The other two bedrooms both have great-sized built-in robes. The well-designed kitchen comes complete with gas cooking making cooking a breeze!

**Features Overview:-** Freshly painted throughout - North facing- Single-level floorplan, separate title home- NBN connected with FTTP- Age: 11 years (built in 2012)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 103.40 sqm- Porch: 1.71 sqm- Carport: 40.89 sqm- Total residence: 146 sqm- Block: 250 sqm

**Prices- Rates:** \$523.50 per quarter- Land Tax (Investors only): \$735.50 per quarter

**Inside:-** Master suite with walk-in robe and direct access to the bathroom - Spacious bedrooms all with built-in robes- Bathroom with full-sized bath and separate toilet- Open plan living- North facing living area- Dining space with glass sliding doors through to the back yard- Modern kitchen with ample storage space and island bench- Gas cooking- Ducted gas heating- Split system installed- Instantaneous gas hot water- European style laundry - Ample storage throughout

**Outside:-** Double car garage carport with remote-controlled roller doors- Functional front and back yard that has been freshly landscaped

**Construction Information:-** Flooring: Concrete slab on ground- External Walls: 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- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0

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

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