

# 9 Bert Groves Street, Bonner, ACT 2914

STONE

## Sold House

Monday, 14 August 2023

9 Bert Groves Street, Bonner, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 872 m<sup>2</sup>

Type: House



Kris Hellier

0413799700

**\$2,045,000**

A WORD FROM OUR SELLERS;As the proud owner, builder, and designer of 9 Bert Groves Street, it is with mixed feelings we sell our home. We still remember the day we purchased the block of land, perched at the top of Bonner overlooking Gungahlin, towards Belconnen, with Parliament House and Telstra Tower within view. The design process took over 18 months, and every detail was considered to take advantage of The Brindabella Range, Oak Hill Reserve and multiple walking tracks surrounding the home. The 50sqm Master Suite with Walk-in-Robe and Ensuite is one of our most treasured spaces. The large home office also makes working from home a breeze. Every piece of joinery in the home, including the stunning cantilevered steel and polished concrete staircase and cantilevered timber and epoxy kitchen bench, are custom made by local Canberra businesses.The building materials used in the home are of the highest quality, made to last for generations to come. We used our years of experience in building and designing homes to create a unique and special forever home, where we could gather with large numbers of friends and family and create lifelong memories. With the majority of living on the upper level of the home, our friends and family have enjoyed taking in the beauty surrounding this home. The grand entry with large windows is just divine. The sun rises through these windows every morning and sets to the right of the alfresco. We still catch ourselves stopping and staring at the magnificent sunrises and sunsets captured by this home. We have poured our hearts and souls into this home and hope the new owners enjoy it as much as we have. We will miss the views, ability to entertain large groups in both winter and summer, and the feeling of owning a private resort everytime we step out to the cabana and pool area. We will also miss our amazing neighbours and the incredibly quiet and private location.Living: 353.13sqmGarage: 59.95sqmAlfresco: 32.27sqmCabana: 20sqmCourtyard/firepit: 49sqmTotal: 514.35sqmBlock: 872sqm-☐Master Suite with walk-in robe, ensuite and cement concrete feature panels-☐Three bedrooms with custom wardrobes -☐Data and TV points to every room -☐Two bathrooms with double showers and bathtubs plus a separate powder room-☐Separate laundry with extra storage space-☐Stunning kitchen with custom cantilever epoxy timber top island bench, designer pendant, integrated LIEBHERR fridge and freezer plumbed for ice maker, SMEG appliances induction cooktop, integrated steam oven, double pyrolytic ovens – 760mm, integrated microwave, integrated dishwasher, and stainless steel bench top to pantry with second dishwasher-☐Ducted vacuum with collection pan in pantry -☐Bar downstairs which has electrical provisions to add an oven/cooktop/dishwasher if desired-☐Home office wired for up to three separate computers-☐Reverse cycle air-conditioning, Rinnai gas fire place, zoned hydronic in-slab heating to lower floor, and hydronic radiator to formal lounge-☐Custom joinery throughout -☐Custom designer staircase with cantilevered polished concrete treads -☐Thermal break, double glazed windows -☐Alfresco with outdoor full length blinds, fans, ceiling heaters, gas hob, and stunning views-☐Solar heated 9 x 4 m magnesium mineral pool with adjacent cabana, fit with ceiling fans-☐2.5 car garage plus a mud room and large workbench-☐Dual HWS-☐Alarm with remotes, CCTV Swann system – 7 cameras Rates: \$3,547.39 per annumLand tax: \$5,869.27 per annumDisclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.