

9 Bunny Street, Weston, ACT, 2611

Sold House

Wednesday, 25 January 2023



THE
PROPERTY
COLLECTIVE

9 Bunny Street, Weston, ACT, 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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Flexibility and charm with commanding views in Weston.

Welcome to 9 Bunny Street Weston. This 5-bedroom home is sure to impress a variety of buyers. Set on the high side of the street, this home commands views across to the Molonglo Valley whilst providing a level of homeliness which can only be experienced upon inspection.

As many know, Weston has quickly become a highly desirable location with fantastic local schools, shops and open recreational areas all combining to cater and offer a lifestyle very few suburbs can match.

Upon entry to the home new owners will appreciate the charm this home generates and unique woodwork on display throughout. For a growing family the lounge room is undoubtedly the heart of the home. With generous space on offer the room features built in bookshelves to cater for your own personal library and exposed timber beams which combines to create a space of peace and calm. Whether its sitting back and catching up on your favourite NETFLIX series or sitting back devouring your favourite novel this room is sure to make you feel right at home with sweeping views across to the Stromlo Mountain.

The kitchen has been renovated and provides ample benchtop space which is perfect for those who enjoy entertaining with family and friends. Featuring an electric cooktop, dishwasher, free- standing bench and breakfast bar, this kitchen is sure to stand the test of time. For families who appreciate slower evenings and sharing meals together around the table the meals room combines nicely with the kitchen to ensure everyone has a space to feel right at home.

When the occasion calls for it and the requirement may be to entertain with family and friends, the formal dining room which is centrally located within the home and provides ample space to entertain well into the night.

During the warmer months the entertaining is likely to extend through to the secure backyard which boasts an enclosed deck an abundance of greenery and privacy. This space provides flexibility and is perfect for the kids to play whilst ensuring there is enough space for the Furr babies to roam free. For those avid sunset lovers there is a large balcony to the front of the home. West facing this space guarantees some of the best sunsets Canberra has to offer.

All 5 bedrooms are generously sized. The master bedroom and bedrooms 2 & 3 and 4 are located on the main floor whilst the fifth is located downstairs. The master bedroom comes complete with an ensuite which has been well maintained and provides direct access to the 4th bedroom/study which is perfect for those looking for a home office or a nurse's room. Updated throughout, the ensuite features neutral colours throughout and is sure to stand the test of time. The remaining bedrooms are all conveniently serviced by the main bathroom which has been tastefully renovated. With feature tiling on display throughout and a bathtub, this is likely to be a hotly contested space after a long day's work.

For growing families who require that extra bit of space, the 5th bedroom acts as its own oasis. Featuring its own bathroom this self-contained space is sure to capture the hearts and minds of those who inspect. As the kids grow older and the nights sometimes grow later with them, the option for access to this space from the side of the house is an added bonus which many parents will come to appreciate.

It's easy to see why 9 Bunny Street Weston ticks all of the boxes.

The Perks:

- Sweeping views of the Molonglo valley and the Brindabella's
- Formal and informal living areas
- Study which could be converted into another bedroom
- Split system located in the lounge room
- Established gardens
- Brand new carpet throughout
- Renovated kitchen & bathroom
- Rumpus room downstairs

- Bedroom downstairs with bathroom
- Access to arterial roads
- Walking distance to local parks
- 1.1km to Cooleman Court
- 9 min drive approx. to Woden Town Centre
- 15 min drive approx. to City Centre

The Numbers:

- Living size: 191m²
- Block size: 772m²
- Rental estimate: \$850-\$880 per week
- Rates: \$3643 per annum approx.