

**93 Henry Williams Street, Bonner, ACT 2914**

**Sold House**

Saturday, 23 September 2023

**Canberry.**

*Live Where You Love*

93 Henry Williams Street, Bonner, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 548 m2**

**Type: House**



Melissa MartinSmith  
0412765198

**\$620,000**

\$600,000 - Land Rent opportunity and for the sale of the house only. You would be renting the land under the ACT Government's Affordable Housing Action Plan - refer to link below for eligibility. \$1,140,000 - House and Land combined if not eligible for Land Rent. The current owner purchased this land under the ACT Government Land Rent Scheme; an initiative of the ACT Government's Affordable Housing Action Plan. The new owners may wish to retain access to this scheme (eligibility criteria apply) or to purchase as crown lease. More information can be found here:

<https://www.revenue.act.gov.au/home-buyer-assistance/land-rent-scheme> What the owner loves is the unique location of their home, which offers the best of both worlds: city convenience at the front door and the tranquillity of Little Mulligans and the panoramic and idyllic views of the country at the back door. This delightful 4 bedroom home offers a setting that is very special, allowing the new owner to enjoy the benefits of urban life while also having the option to escape to a more rural and peaceful environment steps away. Light and bright whilst being thoughtfully designed on a single level, this home promises a lifestyle of ease and comfort. With multiple living spaces, open-plan living including a kitchen that boasts a walk-in pantry, high-quality appliances, and a full-length island bench; this is a residence that effortlessly combines style and functionality. All bedrooms are generous in size, with three of the bedrooms offering mirrored built-in robes, whilst the master has a generous ensuite and walk-in robe along with direct access to the covered alfresco. Step outside and the outdoor covered alfresco area will become your favourite spot for relaxation. This, along with an edible garden including a delightful variety of fruit trees and berry plantings, hassle-free gardens featuring artificial turf, and a convenient gate providing access to Little Mulligans for tranquil bush walks, truly a place designed for outdoor enjoyment and serenity. Not only a beautiful home to live in, the northerly aspect, the 10kw solar system on the roof and 2000L water tank will also make it cost-effective as well. Come home and live where you love, and make 93 Henry Williams Street, Bonner your new home. What's on Offer....

- Light and bright four bedroom ensuite home
- Open plan family room and dining integrates seamlessly with kitchen and walk-in pantry
- Separate formal living
- Kitchen includes walk-in-pantry, stone benches, full length island bench, double bowl sink, 900mm Bosch gas cook top, 900mm Bosch under bench oven, Bosch dishwasher and glass splash back
- All bedrooms spacious in size, master with walk-in-robe and built-in robes in three bedrooms
- Master bedroom with ensuite
- Generous family bathroom with separate bath, shower and toilet
- Laundry room with bench space, full length linen cupboard and external access
- Near new Laminate timber flooring throughout, carpet in all bedrooms
- Covered alfresco flows out from living and dining
- Privacy tint on all public facing windows
- Ample storage throughout
- Double garage with internal access
- Sun-drenched rear garden with sandstone rock walls and access gate to Little Mulligans
- Easy care gardens with some edible plantings and artificial turf
- 10kw solar on roof at rear on three sides of the roof generate electricity all day
- 2000L slimline rain water tank plumbed to flush toilets
- NBN fibre to the home, data points located throughout the home and in all bedrooms

Love the Location

- Within 3 minutes' drive to Bonner Shops
- Within 3 minutes' walk to Henry Williams Street Playground
- Within 8 minutes' drive to Gungahlin Town Centre
- Within 3 minutes' drive to Neville Bonner Primary School
- Within 4 minutes' drive to Burgmann Anglican School, Forde Campus
- Within 9 minutes' drive to Burgmann Anglican School Valley Campus
- Within 25 minutes' drive to Canberra CBD

Property Details

Built: 2015  
EER: 4.0  
Block size: 548m<sup>2</sup> (approx.)  
UCV: \$540,000 (2022)  
Living: 162.61m<sup>2</sup> (approx.)  
Garage: 37.29m<sup>2</sup> (approx.)  
Covered Alfresco: 30.76m<sup>2</sup> (approx.)  
Hot water: Instantaneous Gas  
Heating/Cooling: Ducted inverter  
Rates: \$676.00 per quarter (approx.)  
Land Tax (if rented): \$1,085 per quarter (approx.)

Disclaimer: The Material and information contained within this marketing is for general information purposes only. Canberry Properties 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.