

9C Boronia Drive, O'Connor, ACT 2602



Sold House

Friday, 1 September 2023

9C Boronia Drive, O'Connor, ACT 2602

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

\$1,420,000

Discover the epitome of modern living at 9C Boronia Drive, O'Connor. Nestled in a tranquil locale, this elegant single level villa redefines sophisticated urban dwelling. With a subtle setback from the street, privacy harmonizes with convenience in this captivating residence. Boasting two distinct living areas, the interior exudes versatility and space. The rear family room seamlessly connects to an outdoor entertainment area, presenting the perfect blend of indoor-outdoor living. Imagine lazy weekend brunches or evening soirees against a backdrop of landscaped beauty. Spanning three bedrooms and two bathrooms, the villa embraces comfort without compromise. The masterfully designed layout culminates in a lifestyle of both luxury and functionality. The double enclosed carport ensures ample space for your vehicles and storage needs. Step into your personal oasis – the north-facing courtyard. Bathed in natural sunlight, it offers an inviting sanctuary surrounded by thoughtfully landscaped greenery, all while maintaining the utmost privacy. Convenience is an understatement for this address. Situated within a leisurely stroll from O'Connor shops, the villa caters to your everyday needs. Positioned in the coveted inner north, you'll relish the synergy of urban vitality and community charm. Make 9C Boronia Drive your new home, where contemporary design and prime location converge seamlessly. Don't miss the chance to experience modern living at its finest. Enquire now for a private inspection. Features :- Recently installed ducted reverse cycle air-conditioning system.- New heat pump hot water system.- Solar panel and battery storage system.- All electric home.- "6 stars" ACT house energy rating.- Security screen front and back doors.- Double enclosed carport- Low maintenance garden. Internal living 138.8m² (approx.) Enclosed carport 35.4m² (approx.) Block size 418m² (approx.) UV \$599,400 (2022) Rates \$4,449.52 per annum (approx.) Land Tax \$6,549.63 per annum (approx.) Body corporate \$3,196.00 per annum (approx.)