

# 1/15 Bill Ferguson Circuit, Bonner, ACT, 2914

STONE

## Apartment For Sale

Wednesday, 2 October 2024

1/15 Bill Ferguson Circuit, Bonner, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

## Ground floor apartment in the heart of Bonner

Embrace a convenient, low-maintenance lifestyle in this simple yet inviting ground floor apartment located in the peaceful suburb of Bonner, just moments to a host of local amenities.

Featuring an open-plan living and dining area that seamlessly connects to your U-shaped kitchen, this home is designed to maximize space while offering functionality for everyday living.

The master bedroom provides a comfortable retreat, complete with a private ensuite, ensuring convenience and privacy. Sliding doors open to your own patio and courtyard, where you can enjoy morning coffee or unwind in the fresh air. The courtyard offers a practical outdoor space, perfect for small gatherings or simply soaking up some sun.

With its easy-care design and thoughtful features, this apartment is ideal for anyone looking for simplicity without sacrificing comfort. Located in Bonner, you'll have access to nearby shops, parks, and transport, making everyday living a breeze in this charming home.

### Features Overview:

- Single level floorplan
- Ground floor apartment
- Small boutique complex
- Ensuite to main bedroom
- Large outdoor double door storage cupboard
- Located adjacent Bonner Shops for shops, cafes, playgrounds, walking distance to Primary School, 5 min to Gungahlin Town Centre and Amaroo Shopping Centre
- NBN connected with Fibre to the Premises (FTTP)
- Age: 13 years (built in 2011)
- EER (Energy Efficiency Rating): 5.0 Stars

### Sizes (Approx.)

- Internal Living: 90sqm
- Courtyard 1: 15sqm
- Courtyard 2: 23sqm
- Total residence: 128sqm

### Prices:

- Rates: \$932.22 per quarter
- Land Tax (Investors only): \$569.78 per quarter, approx.
- Conservative rental estimate (unfurnished): \$600-\$620 per week

### Inside:

- Open plan design
- Large kitchen with stone benchtops and ample storage
- Pyrolytic oven and updated electric cooktop in kitchen
- Living area seamlessly flows to outdoor courtyard
- Dining area also flows to second courtyard space
- All bedrooms with built in robes and quality window furnishings
- Ensuite to master bedroom
- Main bathroom with bath
- European laundry

### Outside:

- Two dedicated car spaces
- Multiple outdoor spaces for entertaining
- Large storage cupboard
- Manicured and easy care gardens
- Easy access to car spaces

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. If you would like an inspection outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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