

122 Mabo Boulevard, Bonner, ACT, 2914



House For Sale

Thursday, 29 August 2024

122 Mabo Boulevard, Bonner, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Josh Yewdall
0430213909

North facing family home

Centrally located in one of the most in demand suburbs in Gungahlin, this beautiful presented Bonner home offers perfect combination of lifestyle and liveability.

Originally built in 2010 and positioned over a 365sqm block, the home provides great size and space with almost 150sqm of internal living with an ideal North facing aspect. The home offers two large living spaces, one upon entry ideal for dedicated dining or lounge space and the second living space flows nicely off the kitchen. The kitchen is also of great size with an open plan design, large L bench, gas cooktop, electric oven, rangehood, dishwasher and oven plus vast amounts of storage supplied.

There are four bedrooms featured, all with BIR, nice natural light and a beautiful walk-in-robe in the master bedroom. Two bathrooms offered also with the master bedroom equipped with ensuite.

The backyard has beautiful space perfect for kids to play and enjoy as well as areas wrapping around the home ideal for home veggie gardens, entertaining and storage. Single car garage with internal and rear access also featured.

Location is one of the homes best features with being a short walk to the Bonner shops for shopping, dining and great coffee. Terrific schooling and transport options are also nearby aswell as a short drive to the centre of Gungahlin Marketplace.

- * Great sized home with 147sqm living
- * North facing aspect on 365sqm block
- * Originally built in 2010
- * High EER - 5.0
- * Two living/lounge areas
- * Tiled flooring + carpet in bedrooms
- * Open plan kitchen with good space, large L bench, gas cooktop, electric oven, rangehood, dishwasher and oven
- * Four great sized bedrooms all with BIR and walk-in-robe in master bedroom
- * Two bathrooms with ensuite in master bedroom
- * Large laundry with good storage space
- * Ducted reverse cycle A/C and Heating
- * 5kW solar
- * Single car garage with internal access
- * Landscaped backyard with good size and space for entertaining and gardening
- * Watertank
- * Electric water
- * Great location with Bonner shops just a short walk, terrific schooling and transport options and a short drive to the centre of Gungahlin Marketplace

Rates: \$2,630pa (approx.)

Land Tax: \$1099.5pq (approx.)

UCV: \$425,000 (2023)

EER: 5.0

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