

**14 Calyute Street, Bonner, ACT, 2914**



**House For Sale**

Wednesday, 11 September 2024

14 Calyute Street, Bonner, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Bigger is Better in Bonner!

Bigger is indeed better as you will see with this meticulously maintained property.

Freshly painted with new boards throughout, this is an elevated home which enjoys beautiful mountain views, extra-large living areas and extra-large bedrooms.

With a full length enclosed north facing sunroom, you have your own little slice of Queensland over the cold winter Canberra months. A secondary pergola boasts an outdoor spa to relax in at the end of the day. There is also a large indoor spa for the family to enjoy.

A key feature of the home is the 24 Solar Panels with your own battery to run your indoor/outdoor spa and any heating/cooling the family needs at very minimal cost.

### THE HOME:

- \* 2.7m high ceilings and floor to ceiling windows throughout the home creates a feeling of space with loads of natural light
- \* Three large living areas, the lounge room is open plan to the kitchen and dining, the family room steps out to a full length, enclosed, north facing sunroom
- \* The front lounge room has a spectacular built-in feature wall and enjoys mountain views
- \* The current owners have provided for the new owners: Brand new: 900mm electric oven with a new gas cooktop, a new rangehood and new splash backs and lights. A reliable Bosch dishwasher is only two years old.
- \* The main bedroom is a true parent's retreat entered through a colonial barn door. It is segregated to the front of the home and enjoys cleverly built custom designed built in robes and cupboards by Creative Living Canberra
- \* The ensuite is fully tiled and boasts a large spa bath
- \* New attractive quality boards are throughout the home for easy-care house cleaning
- \* The two bedrooms at the back of the home are supersized, being 4.4m x 3.9m, and 4.7m x 3.6m, both have triple built in robes which are not included in the room size measurements
- \* The second bedroom has its own access, its own sweet little balcony and a full-length built-in Billy bookcase as well as the triple wardrobe, once again- as an extra to the room size
- \* The fourth bedroom is still above an average size at 3m x 3.6m, plus the wardrobe
- \* Two large, custom built by Creative Living Canberra, linen cupboards are in the home
- \* The full length 48.6sqm north facing sunroom is an absolute delight in the winter where you can sit out on a 5deg winter day and have no heating on in the main house, but here you are very warm at 20+ deg. The sun being higher in the summer months means the room remains at air temperature. There are three sliding tri-window doors with screens.
- \* A second kitchen to the BBQ area has hot/cold water and your gas BBQ can be plugged directly into the mains
- \* The covered pergola steps out to large, fabulous side garden/play yard which has been landscaped for easy-care maintenance
- \* The backyard itself is fully tiled with plenty of space for pets and children. There is also a water feature with your own goldfish
- \* The side of the home enjoys a raised glassed balcony with beautiful views
- \* There is plenty of room to the right side of the home to pull through a boat or caravan
- \* Loads of storage areas include concreted watertight spaces under the balconies, a triple doored and shelved built in cupboard to the super-large garage, plus there is another whole storage area with a Harry Potter room under the stairwell for storage
- \* Under the home itself is powered with lights, fully insulated and accessible and, in some areas, you can stand at full height. Perfect for a future wine cellar
- \* The custom-built laundry is to the back of the garage with loads of cupboard space, bench space and enclosed sliding doors
- \* Three reverse cycle split systems are throughout the home for heating and cooling, but with insulation under the floor, in the roof and walls, the home is very rarely cold, and maintains a good temperature over the summer months
- \* 24 Solar panels on a 6.6kw system, plus a 2.9kw Battery with an integrated 3kw inverter = almost no electricity bill. The

system is also feeding into the grid for rebates back to the owner

- \* The extra-large double remote garage has internal access into the home
- \* Extra high color bond fencing encloses the home for privacy
- \* Sensor security lighting surrounds the home on all sides
- \* There is a 2000 litre water tank connected to both WC's and outside taps for watering the garden, with an over-ride valve to connect back to the main water supply if required
- \* Rare for Bonner: Wide side access from both sides of the home for boats or caravans
- \* Space for three extra cars in an oversized driveway

#### THE LOCATION:

- \* 350m walk to the Neville Bonner Primary school
- \* 400m walk to Woolworths and the Bonner local shops
- \* 500m walk to The Stonehouse Club, Coles, Aldi and the assorted Amaroo shops
  
- \* Zoned to a host of other primary schools and childcare centres
- \* Directly opposite parklands with swings for the children, bike paths and bbq services
- \* A short walk into the Mulligans Flat nature reserve for family bush walks

#### THE FACTS:

Build Year: 2012

Land Size: 617sqm

Living Size: 237sqm

Garage and Laundry Size: 59sqm<sup>2</sup>

Pergola Size: 44sqm<sup>2</sup>

Combined Balconies Size: 24sqm<sup>2</sup>

Total: 364sqm

#### THE STORY:

As empty nesters, our owners are now downsizing, and this is the property's first sale.

A property that has been lovingly maintained over the years both inside, outside and structurally, the home is set up for families who want low-cost, resort style living and is a must to inspect to appreciate.

#### Disclaimer:

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