

**20 Isabel Flick Street, Bonner, ACT, 2914**

**CARTER + CO**

**House For Sale**

Wednesday, 2 October 2024

20 Isabel Flick Street, Bonner, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ally Smith

0261763443



Kim Zarevac

0261763443

## Low-Maintenance Family Living in Bonner

Thoughtfully designed with spacious living areas. This immaculately maintained 4-bedroom family home in the growing suburb of Bonner offers modern comfort in a low-maintenance setting. Perfect for families, the residence features a functional floor plan, making everyday living and entertaining effortless.

This beautiful home opens with a welcoming formal lounge room at the front of the home. This flows through to a large open-plan family room, then through double glass doors to an alfresco area, which enjoys a pleasant northerly aspect with tree lined hills in the distance; perfect for relaxation and entertaining.

At the heart of the home lies a stylish and functional kitchen that overlooks the family and dining areas. The kitchen boasts quality appliances, including an AEG induction cooktop, AEG Pyrolytic Oven, Fisher & Paykel double drawer dishwasher and large stone top island bench with breakfast bar; ideal for informal dining.

The main bedroom, located privately at the rear of the home, features both built-in and walk-in wardrobes, and a chic ensuite with a walk-in frosted glass shower and full-height tiling. The remaining three bedrooms, all generously sized and equipped with built-in wardrobes, and are well-positioned near the modern family bathroom, which offers a full-size bath and shower.

Outdoor living is a breeze with a covered alfresco area, complemented by a low-maintenance garden that provides added privacy. The outdoor space includes faux grass, raised garden beds and established greenery such as a beautiful magnolia tree and privacy hedges.

Conveniently located within walking distance to the Bonner shops (Woolworths) and Amaroo's main hub, featuring the Stonehouse pub, cafes and eateries and shops include Coles & Aldi. Close to sort after schools, transport options, and just 10 minutes from the Gungahlin town centre. This home is ideal for families seeking a low-maintenance lifestyle in a thriving community.

### Key Features:

- Separate living areas, including a formal lounge at the front of the home
- Modern kitchen with quality appliances, including AEG induction cooktop, AEG Pyrolytic wall oven, Fisher & Paykel double drawer dishwasher, stone benchtops and double pantry storage
- Covered alfresco dining area with ceiling fan
- Spacious main bedroom with built-in and walk-in wardrobes and a stylish ensuite featuring a large shower with rainfall and handheld showerheads
- All bedrooms include built-in wardrobes, with the fourth bedroom currently used as an office
- Stylish family bathroom with a full bath, rainfall shower, and frosted glass shower screen
- Ample storage throughout with overhead laundry cupboards, double sliding door linen cupboards and under cover outside storage alcove
- Low-maintenance gardens with faux grass, raised garden beds and privacy hedges
- Double garage with internal access, remote roller door, and additional above ceiling storage
- Ducted gas heating and evaporative cooling throughout
- Built-in TV recess in the family room (fits 85"+ TV)
- Intercom system and LED lighting
- Powered security shutters and double blinds (50% and block out) in living areas and bedrooms
- NBN - Fibre to the Premises (FTTP)
- Solar panels (5kW inverter, 20 panels split facing north and west) and a 4-camera security system with hard drive storage
- Instant gas hot water system
- Side gate entrance to the backyard

This home is the perfect blend of modern living, convenience, and low-maintenance appeal; sure to impress families seeking comfort and style in a great location.

BLOCK: 34

SECTION: 96

UV: \$468,000

Block Size: 427m<sup>2</sup> (approx.)

Internal Living: 168m<sup>2</sup> (approx.)

Alfresco: 18 sqm (approx.)

Garage: 40 sqm (approx.)

Year built: 2012

Rates: \$699.17 per quarter (approx.)

Heating and cooling: Ducted Gas Heating & Ducted Evaporative Cooling

EER: 5.0

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