

# 3 Syddall St, Bonner, ACT, 2914

STONE

## House For Sale

Wednesday, 14 August 2024

3 Syddall St, Bonner, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **Stylish, Spacious, and Impeccably Designed**

Step into the charm and comfort of this beautifully presented home in the tranquil suburb of Bonner. From the moment you enter, you'll be captivated by the inviting ambiance and thoughtful design. This residence features two generously sized bedrooms with built-in robes and a third versatile bedroom. The well-appointed upstairs bathroom offers a touch of luxury, complemented by the convenience of a downstairs bathroom. The upstairs landing area provides a serene retreat for relaxation or informal gatherings, while the spacious kitchen with a meals area is perfect for creating cherished family moments. The European-style laundry adds a touch of elegance and efficiency, and the single car garage ensures practicality. Step outside to discover an easy-to-maintain backyard, a private oasis for enjoying sunny afternoons and weekend get-togethers. Experience the perfect blend of comfort, functionality, and serenity in Bonner, where this home offers a truly exceptional living experience.

### Features Overview:

- North facing rear
- Double level floorplan
- NBN connected with FTTP
- Age: 12 years (built in 2012)
- EER (Energy Efficiency Rating): 5.5 Stars

### Sizes (Approx)

- Internal Living: 112.9 sqm (64.5 sqm upstairs and 48.4 sqm downstairs)
- Porch: 1.1 sqm
- Garage: 18.6 sqm
- Total Residence: 132.6 sqm
- Block Size: 148 sqm

### Prices

- Rates: \$499 per quarter
- Land Tax (Investors only): \$691.57 per quarter

### Inside:

- Two bedrooms with built-in robes
- Versatile third bedroom
- Bright and versatile study/third bedroom
- Well-appointed upstairs bathroom
- Convenient downstairs bathroom
- Upstairs landing living area
- Spacious kitchen with a meals area
- European-style laundry
- Single car garage - with additional parking in front of garage
- Reverse cycle heating and cooling

### Outside:

- Easy-to-maintain backyard

### Construction Information:

- Flooring: Waffle pod concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

- Wall Insulation: Thermal insulation value approximately R-2.0
- Roof Insulation: Thermal Insulation value approximately R-5.0

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. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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