

# 30 Bill Ferguson Circuit, Bonner, ACT 2914

## Townhouse For Sale

Friday, 29 March 2024



30 Bill Ferguson Circuit, Bonner, ACT 2914

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 123 m2**

**Type: Townhouse**



Lisa Harper

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## Offers Over \$659,000

This modern separate title townhouse is strategically located near Bonner shops, Nevill Bonner Primary School, and public transport, offering convenience at your doorstep. The contemporary kitchen with gas cooking and ample storage is perfect for everyday use or entertaining. Three bedrooms with built-in robes offer space for the family or guests, while the main bedroom features a split reverse cycle air-conditioning and a ceiling fan for added comfort. Recently painted with new LED downlights, this home feels fresh and stylish. Enjoy low-maintenance gardens, a single lock-up garage with internal access, and high-speed NBN connectivity. Don't miss out - schedule your viewing today! Contact Lisa Harper on 0467 977 708.

**The Perks:**

- Separate title townhouse set on a 148m<sup>2</sup> block
- Modern kitchen with gas cooking, dishwasher, and ample storage
- Three bedrooms with built-in robes
- Ducted gas heating
- Split reverse cycle air-conditioning downstairs and in the main bedroom
- Freshly painted throughout
- New LED downlights
- Low-maintenance gardens
- Single lock-up garage with internal access and remote with roller door to backyard
- NBN connected - Fibre to the Premises
- Less than 5 minutes walking distance to Bonner shops, Nevill Bonner Primary School, and public transport
- Easy commute to Gungahlin Town Centre

**The Numbers:**

- Build: 2010
- Block: 148m<sup>2</sup>
- Living: 102.04m<sup>2</sup>
- Garage: 21.55m<sup>2</sup>
- Total: 123.59m<sup>2</sup>
- UV: \$285,000 (2023)
- Rates: \$2,018 per year
- Land Tax (investment only): \$2,817 per year
- Rental estimate: \$620 - \$650 per week

\*All figures are approximate only