

**37 William Cooper Avenue, Bonner, ACT, 2914**

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**House For Sale**

Monday, 26 August 2024

37 William Cooper Avenue, Bonner, ACT, 2914

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Corbin Eslick  
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## Separate Title Town House

Welcome to 37 William Cooper Avenue, Bonner-an exceptional opportunity for first-time homebuyers, downsizers, or investors. This property, set in a prime location, offers you the chance to carve out your own space in the market.

This charming two-bedroom, one-bathroom home is a perfect blend of comfort and modern living. As you step inside, you're welcomed by a bright and airy lounge room that seamlessly flows into the kitchen and living areas, all featuring sleek tiled floors. The ground floor also offers a convenient separate toilet.

Upstairs, you'll find two generously sized bedrooms, both with built-in robes. The master bedroom even boasts a private balcony, perfect for morning coffee. The spacious, modern bathroom includes a bathtub, providing the perfect retreat after a long day.

Outside, the home offers a covered entertaining area that leads to a spacious backyard, ideal for gatherings. Additionally, the double carport ensures ample parking space.

Bonner is a dream suburb for outdoor enthusiasts, offering a variety of amenities just a short walk away. The area is also home to numerous playgrounds for children and nearby playing fields, ideal for family activities and weekend sports.

### Features:

- Two spacious double-sized bedrooms, each with ample built-in wardrobes
- Main bedroom features a balcony
- Separate living and dining areas, equipped with a split system air conditioner and a radiator heater
- Study nook, high ceilings, and downlights on the lower level
- Large bathroom with a bathtub
- Internal laundry with a downstairs powder room
- Rear pergola with a built-in BBQ
- Double carport with automatic doors and a rear garden shed
- Low-maintenance garden and backyard lawn
- Stand-alone home with no strata fees
- Directly across from Neville Bonner Public School
- Approximately 100m and 250m to the nearest bus stops
- About 250m walk to Bonner shopping village, including Woolworths
- Around 450m walk to Bonner district playing fields and children's playground
- Approximately 6 minutes' drive to Gungahlin Town Centre

### Property Features

Construction: 2011

EER: 5.5 Stars

Land Tax: \$2,894

Rates: \$2,034/Annum

Rental Appraisal: \$500 - \$550/Week

Block: 225m<sup>2</sup>

Residence: 97m<sup>2</sup>

Carport: 37.38m<sup>2</sup>

UV: \$285,000 (2023)