

**43 Mobourne Street, Bonner, ACT, 2914**



**House For Sale**

Friday, 18 October 2024

43 Mobourne Street, Bonner, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Lifestyle and Convenience

This beautifully presented three bedroom, two bathroom family home is conveniently located down the road from Bonner shops and close to schools and lovely green spaces - this property offers an exclusive combination of lifestyle and convenience.

Upon entering the property the intelligent use of space is immediately apparent with the welcoming hallway and entrance with the well proportioned living room at the front of the home. The modern kitchen awaits boasting gas cooking, plenty of cupboard space and a well appointed breakfast bar adjoining the family/dining space and covered alfresco area and enclosed backyard.

Nicely segregated at the front of the home, the main bedroom has walk in wardrobe and ensuite. The remaining two generously sized bedrooms have built in robes, and share the oversized main bathroom with bath and floating vanity.

A large laundry, double garage with internal access and next to nature reserve with playground and BBQ area, round out this wonderful property.

- \* 3 bedrooms, 2 bathrooms, double lock up garage with internal access
- \* Formal living at front of home
- \* Modern kitchen with gas cooking, breakfast bar and plenty of storage
- \* Dining / family area leading out to covered alfresco and enclosed backyard
- \* Main bedroom with walk in wardrobe and ensuite
- \* Two bedrooms with built in wardrobes
- \* Oversized laundry
- \* New flooring in hallway and kitchen and dining area
- \* Security system with cameras
- \* Crimsafe screens on windows and doors
- \* Ducted reverse cycle heating and cooling
- \* Water tank
- \* Ducted vacuum system
- \* Only one direct neighbour and adjacent to nature reserve with playgrounds and BBQ areas
- \* Ideally located down the road from Bonner local shops, schools and green spaces and arterial roads

Rates: \$2,738pa (approx.)

Land Tax: \$4,693pa (approx.)

UCV: \$455,000 (2024)

EER: 6.0

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