

**56 Irinyili Street, Bonner, ACT, 2914**



**House For Sale**

Wednesday, 25 September 2024

56 Irinyili Street, Bonner, ACT, 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Peta Barrett  
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## The Perfect First Home

Easy care and modern, this three bedroom ensuite home could be just what you've been waiting for. With a tasteful neutral colour scheme, the home offers the perfect blank canvas to add your personal flair.

With a flowing design there is separate lounge room plus a spacious open family and dining area. The kitchen is well appointed with a dishwasher, a large breakfast bar and plenty of cupboard space. Features such as ducted gas heating and reverse cycle air conditioning complete the package.

The family room opens out to a great covered entertaining area and outdoors the gardens are low maintenance and private. Additionally the location is ideal, within easy reach of schools and shopping, and with lovely ponds and parkland just minutes away. Don't delay your inspection.

- \* Three ample bedrooms, the main with ensuite bathroom
- \* Separate north facing light filled lounge room
- \* Spacious open family/ dining area
- \* Reverse cycle air conditioning
- \* Ducted gas heating
- \* Cupboard filled kitchen with dishwasher and ample cupboard space
- \* Great covered outdoor entertaining area
- \* Low maintenance private garden
- \* Single garage with internal access
- \* Great location, near to schools and shops, with parkland nearby

### Quick stats

- House size: 156sqm approx.
- Internal living size: 132.50sqm approx.
- Garage: 23.50sqm approx.
- Land size: 329sqm approx.
- Rates: \$16,937.89pa approx.
- Land tax (only if rented): \$3,740pa approx.
- EER: 5.0 stars