

7 Bieundurry St, Bonner, ACT, 2914



House For Sale

Thursday, 26 September 2024

7 Bieundurry St, Bonner, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Exceptional family residence in the heart of Bonner

****PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION ON THE 19TH OF OCTOBER 2024 ON SITE****

Embrace the endless opportunities and lifestyle that this exceptional, spacious and contemporary residence offers you. Well constructed and designed to replicate comfort and practicality. Ideal in position, it is located in the ever growing suburb of Bonner. This stunning property is ideal for any buyer seeking to secure an exceptional piece of real estate, local residents looking to upgrade or downsize, or the savvy investor seeking a tasteful addition to their portfolio, this grand house is sure to tick all the right boxes and many more.

Upon entry, you are captivated by the spacious, light-filled residence catering to contemporary open plan living and two living areas. This home has been meticulously designed to capitalise on orientation, practicality and natural lighting. The open plan living offers you a spacious dining area, lounge area, family area, timber flooring and ducted heating and cooling. In addition, this property also offers you a gas fireplace and reverse cycle heating and cooling unit for year round usage.

For the astute home chef, the well sized kitchen with a island bench offers a practical layout to prepare homemade meals to perfection, offering you plenty of cupboard and bench space for easy and simple meal preparation. This kitchen is fitted with quality kitchen appliances, gas cooktop and electric oven, bespoke joinery and a generous amount of pantry space.

Unwind in comfort, this residence has 4 generously sized bedrooms all featuring built in robes and plenty of natural sunlight. The bathroom is generous in size and obtains a practical layout. Featuring , shower and bathtub, vanity space and well sized shower for day to day usage.

This property is well equipped with a generous front and rear yard for the family to host family and friends yet extremely manageable for general maintenance and upkeep. Car accommodation has been carefully thought of catering to a two car garage and a two car port.

Located in the sought after suburb of Bonner, experience the benefits of living just a moments away from Bonner shops, moments away from education facilities and a short drive away from the well renowned Gungahlin Town Centre. Residing in such a lucrative location unlocks unless opportunities to experience all the amenities this family friendly location has to offer.

Features Include:

- Practical family floorplan
- Two living areas
- Ducted heating and cooling throughout
- 10kW solar with 40 panels
- Timber flooring
- Reverse cycle heating and cooling
- Gas fireplace
- Open plan living area
- LED lighting
- Well sized kitchen with stone island bench
- Quality kitchen appliances
- Main bedroom with walk-in robe and ensuite
- 3 well sized bedrooms with built in robes
- Bathroom with bathtub and separate shower
- NBN connected with fibre to the premises
- High-speed CAT 6 cabling
- Security cameras plus front-door intercom system

Low maintenance garden
CrimSafe flyscreen at the front door
Large rainwater tank
Outdoor alfresco area
Laundry room with access to backyard
Linen storage
Storage shed in backyard
Double carport + double garage
Second driveway for the caravanning or boating enthusiast

Key figures:

Living area: 177m²

Block size: 539m²

Rates: \$2,887 p.a (approx.)

Land tax: \$5,104 p.a (approx.)

EER: 6