

**88 Irinyili Street, Bonner, ACT, 2914**



**House For Sale**

Thursday, 1 August 2024

**88 Irinyili Street, Bonner, ACT, 2914**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Josh Yewdall  
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## Stunning Functional Family Home

Located in the stunning suburb of Bonner, 88 Irinyili Street displays a modern family home with its thoughtfully designed layout. This residence offers a balanced blend of comfort, style, and functionality, making it an ideal home for growing families.

The property features a desirable north-facing aspect on a 450m<sup>2</sup> block, causing the internal living of the home to be sundrenched throughout the day. The home offers two distinct living areas with over 160m<sup>2</sup> of internal living, providing ample space for both parents and children.

The open-plan kitchen and dining/living space serves as the heart of the home, fostering a sense of great connectivity to every area of the property. The kitchen is equipped with sleek stone benchtops, a gas cooktop, and high-quality electrical appliances. This well-appointed kitchen is designed to make food prep for the morning family rush, or Christmas time family gathering as streamlined as possible.

The property features four spacious bedrooms that all have built-in robes and plush carpeting. These bedrooms are designed with comfort in mind, providing a peaceful retreat for every member of the family. The home includes two modern bathrooms, each showcasing modern fixtures and finishes, ensuring a touch of luxury in everyday routines.

The outdoor space is both low-maintenance and inviting, highlighted by a gorgeous back deck that is perfect for alfresco dining or leisurely weekends. This backyard oasis allows for effortless enjoyment of the outdoors, enhancing the overall living experience. In addition to its numerous interior features, the property includes a spacious two-car garage with internal access, offering plenty of additional storage.

With great proximity to shopping centers, schools, parks, and dining options this property ensures a lifestyle of ease and enrichment.

- \* High demand layout (4/2/2)
- \* North facing aspect
- \* Built in 2012
- \* 452sqm block with around 160sqm of internal living
- \* 2 x living spaces perfect for lounge, relaxing, meals and entertaining
- \* Open plan kitchen with beautiful stone bench tops, gas cook top, electric oven, range hood, dishwasher and loads of storage and prep space
- \* Four good sized bedrooms with BIRs and great natural light
- \* Two stunning bathrooms with ensuite in the main
- \* Great sized laundry with rear access
- \* Low maintenance
- \* Double car garage with internal access
- \* Ideally located close to shops, great schooling options

Rates: \$2,826pa (approx.)

EER: 5.0

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