

# 9 Roy Marika Street, Bonner, ACT 2914

LUTON

## House For Sale

Wednesday, 26 June 2024

9 Roy Marika Street, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 348 m2

Type: House



Peter White  
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Nick Paine  
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## Auction - Price Guide \$825,000+

Perfectly positioned on a corner block in Bonner, 9 Roy Marika Street is an entertainer's delight with stunning street appeal. With contemporary features and newly added outdoor space, you won't ever want to leave home! With an open plan layout, the sleek kitchen is equipped with all the appliances you need. This space seamlessly flows to the covered alfresco area through large glass sliding doors. The outdoor space is fitted with smart lighting and mounted tv for any gathering, day or night. There is an additional front lounge room for added convenience and space. The spacious master bedroom is located at the front of the home with walk-in robe and ensuite whilst the other two bedrooms are located at the rear of the home. Both bedrooms features large built-in robes and serviced by the main bathroom. There is an abundance of storage options including linen cupboard and robes. With manicured yet easy care front and back gardens, there is space for guests, children and pets, with the privacy from colourbond fences. There are custom built wooden merbau bench seating surrounding a firepit to toast marshmallows or sit under the winter night sky. The location of this residence is a stones' throw away from Bonner local shops including Woolworths, local school and amenities including playgrounds. Property Features: • 3 bedrooms | 2 bath | 2 car • Perfectly situated on corner block in Bonner • Contemporary kitchen with electric cooking, oven and rangehood • Master bedroom at the front of the home with walk-in robe and ensuite • Updated master ensuite with new fixtures and tiles • Additional two bedrooms with built-in robe • Spacious main bathroom with bathtub • Full sized laundry with linen storage • Recently built covered alfresco for outdoor entertainment • Energy efficient LED Downlights internally and externally • Double garage with internal access • Ducted electric heating and cooling • Ceiling fans in all three bedrooms and the main living • Low maintenance and landscaped yard • Outdoor garden storage shed • Fully automated sprinkler system in the front and back yard • Clothes line in private courtyard • Within 7 minutes walk to local Bonner shops • Within 8 minutes walk to Neville Boner Primary School • Within 10 minutes drive to Marketplace Gungahlin • Close to local playing fields, playground and Bonner pond Property Details: • Block: 348m<sup>2</sup> • Residence: 119.98m<sup>2</sup> • Garage: 39.51m<sup>2</sup> • Built: 2011 • UV: \$428,000 (2023) • Rates: \$2,486 p.a. (approx.)