

98 Rob Riley Circuit, Bonner, ACT 2914

LUTON

House For Sale

Wednesday, 26 June 2024

98 Rob Riley Circuit, Bonner, ACT 2914

Bedrooms: 3

Bathrooms: 2

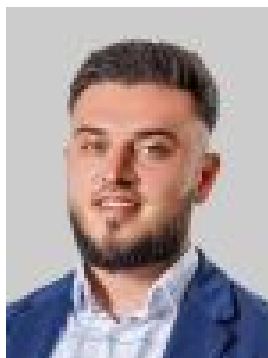
Parkings: 1

Area: 330 m2

Type: House



Corbin Eslick
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Auction

This immaculately presented residence is sure to leave a lasting impression, offering a perfect setting for family living. Featuring three spacious bedrooms, this home has just the right amount of modern features to make it your next dream home. As you step inside, you'll immediately appreciate the well-designed floorplan, which includes two modern bathrooms and two inviting living areas. The heart of the home is the open-plan kitchen and living area, where natural light streams through large windows, creating a warm and welcoming atmosphere. The kitchen is a chef's delight, boasting a large breakfast bar, an oven, a gas cooktop, and ample storage space. It is equipped with quality stainless steel appliances, including a dishwasher, ensuring convenience and functionality. The master bedroom is a true retreat, thoughtfully separated from the other bedrooms for added privacy and tranquility. It comes complete with an ensuite and a walk-in robe, offering a sanctuary you'll love coming home to. Additional features include a segregated media room, perfect for a private movie theatre experience, and a study area that can be utilized by the entire family. Comfort is guaranteed with ducted gas heating and evaporative cooling throughout the home. Sliding doors provide seamless access to the low-maintenance backyard, featuring a charming courtyard area, ideal for enjoying a morning coffee or hosting a barbecue with friends. The outdoor alfresco area has been transformed into a perfect indoor entertaining space, catering to both indoor and outdoor events.

Features:

- 3 Spacious bedrooms
- Master bedroom with Walk-in robe and ensuite
- Ceiling fans in all bedrooms
- Ducted gas heating
- Double-glazed windows
- Evaporative cooling
- 5.6 kW Solar system
- Single lock-up garage with internal access
- Media room
- Study
- Gas cooking
- Dishwasher
- Garden shed
- Water tank
- Solar hot water
- Landscaped yards and fenced backyard
- Security system

Block: 330m² Residence: 135.10m² Garage: 25.20m² Total: 175.30m² UV: \$415,000 (2023) Rates: \$2,449 p.a. (approx.)