

99 Essie Coffey Street, Bonner, ACT, 2914

STONE

House For Sale

Monday, 14 October 2024

99 Essie Coffey Street, Bonner, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jess Doolan
0262538220



Alex Ford
0262538220

Executive 190sqm family residence

Property to be auctioned onsite on Saturday 2nd November 12:45pm, with offers welcome prior.

Enjoy a contemporary, comfortable and family-friendly lifestyle with this 3-bedroom residence located in the vibrant suburb of Bonner. Presenting an open-plan floorplan with state-of-the-art inclusions throughout, this home is ready to cater to your needs for all occasions.

As you enter the home, you are greeted with high ceilings and a beautiful north-facing living area. This home exudes practicality with a study room just off the hallway, ideal for those working from home.

At the heart of the home is the large custom designed kitchen featuring ample counter space and well-equipped appliances. It also overlooks the open plan living and dining area, perfect for everyday living.

Outside, the low-maintenance backyard provides a serene space for relaxation and outdoor activities. Whether you're hosting a barbecue or enjoying a morning coffee in the alfresco, this space seamlessly extends your living area. With a double garage offering ample storage and parking, this home combines modern convenience with a relaxed, welcoming vibe, making it the perfect setting for your family or group's next chapter.

Features Overview:

- North facing home
- Single level floorplan
- Plantation shutters
- 2.7m high ceilings throughout
- Located just moments to Bonner school and local shops
- NBN connected with Fibre to the premise
- Built in 2018
- EER (Energy Efficiency Rating): 4.5 Stars

Sizes (Approx.)

- Internal Living: 138 sqm
- Garage: 35.70 sqm
- Alfresco: 14.3 sqm
- Porch: 3.3 sqm
- Total residence: 191.30 sqm
- Block: 330 sqm

Prices:

- Rates: \$648 per quarter
- Land Tax (Investors only): \$935 per quarter

Inside:

- Plantation shutters throughout
- Multiple living spaces
- Custom kitchen with stone benchtops, ample storage space
- Dining area flows from the kitchen
- All bedrooms well proportioned with built in robes
- Large master suite with ensuite and walk in robe
- Fully appointed main bathroom with floor to ceiling tiles, separate w/c
- Full size laundry
- Additional study room

Outside:

- Stunning street appeal
- Low maintenance front and rear yards
- Outdoor alfresco space
- Side gate

Construction Information:

- Flooring: Waffle pod concrete slab
- External Walls: Predominately brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- Window Glazing: Single glazed windows

This suburb enjoys close proximity to Mulligans Flat Nature Reserve, close proximity to local children's playgrounds, nature reserves, Bonner shops, Stonehouse local restaurant and local primary school, a short drive to the Gungahlin Marketplace and with easy access to Horse Park Drive

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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