

# Burnum Burnum Close, Bonner, ACT, 2914

## House For Sale

Thursday, 19 September 2024



Burnum Burnum Close, Bonner, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## INVESTORS: Discover an Exciting and Secure Investment with Outstanding Potential

Explore a remarkable investment with this family-friendly property, managed by Defence Housing Australia (DHA). Crafted for both comfort and functionality, this meticulously maintained home provides a reliable and secure rental income, supported by DHA's long-term lease agreements. Currently under a fixed-term lease at \$745 per week until 2027, with an option for a 3-year extension

Welcome to this beautifully designed 4-bedroom, 2-bathroom family home, offering a perfect blend of modern living, convenience, and comfort. Nestled in a quiet, family-friendly neighborhood, this home has everything you need for a relaxed lifestyle. The expansive open-plan living area serves as the heart of the home, seamlessly connecting the kitchen, dining, and living spaces. With sleek tiled floors and energy-efficient downlights, it's ideal for both entertaining and everyday living. The gourmet kitchen features a 5-burner Omega gas cooktop, a 75cm ILVE oven, and an externally ducted rangehood. Ample storage keeps everything organized, while the large benchtop provides plenty of prep space.

All four bedrooms are carpeted and include built-in wardrobes. The spacious master bedroom stands out with its walk-in wardrobe and luxurious ensuite featuring floor-to-ceiling tiles. The main bathroom includes a separate bath and shower, a separate toilet, and a powder room, perfect for busy family life. Ducted gas heating and evaporative cooling ensure year-round comfort, while the ducted vacuum system and built-in Alhua intercom add convenience and security. The laundry, with built-in storage, offers external access alongside the garage. The outdoor alfresco area is perfect for entertaining, complete with a built-in BBQ gas bayonet. The landscaped, low-maintenance backyard features a rock retaining wall, ideal for children and pets. A 3000L slimline rainwater tank boosts sustainability, and the motorised garage door adds convenience.

Don't miss out on this incredible opportunity to secure a modern, spacious investment in the thriving suburb of Bonner. Contact us today to arrange a viewing and make this stunning property yours.

\*Please note, inspections will strictly be by appointment only\*

### Features:

- Modern Open Plan Dining, Kitchen & Living
- 5 Burner Omega Gas Cook-top
- Externally Ducted Rangehood
- ILVE Oven (75cm width)
- Spacious Kitchen Packed With Storage
- Generously Sized Island Bench (80cm x 284cm)
- Downlights
- Vertical Blinds
- Carpet to All Bedrooms
- Built in Wardrobes in all Bedrooms
- Walk in Wardrobe to Master Bedroom
- Ample Laundry Storage
- Floor to Ceiling Tiles Bathroom & Ensuite
- Separate Bath & Shower
- Separate Toilet & Powder Room from Bathroom
- Gas Ducted Heating
- Evaporative Ducted Cooling
- Ducted Vacuum
- Alhua Intercom
- External Access from Laundry and Garage
- Motorised Garage Roller Door
- Alfresco

- BBQ Gas Bayonet Point
- Landscaped fully Fenced Backyard
- Rock Retaining wall
- Instantaneous Hot Water System
- 3000L Slimline Rainwater Tank
- Colorbond Side Access Gate (1.8m High)
- All Windows & Doors fitted with Crimsafe Screens
- Hills Alarm System

Specs:

Built: 2012

Living: 174.5m<sup>2</sup>

Garage: 39.9m<sup>2</sup>

Total house: 214.4m<sup>2</sup>

Land : 449m<sup>2</sup>

Ceiling insulation rating: R6.0

Wall insulation rating: R2.0 & R0.5

EER: 4 Star

Rates: \$706pq

Land tax: \$1,233pq

Currently Rent: \$745pw

Close to:

Bonner District Playing Fields – 200m (1 Min Walk)

Neville Bonner Primary School (PEA) – 600m (8 Min Walk)

Amaroo School (PEA) – 2.1km (5 Min Drive)

Gungahlin College (PEA) – 3.8km (8 Min Drive)

Bonner Shops – 550m (7 Min Walk)

Gungahlin Marketplace – 3.7km (8 Min Drive)

Calvary Hospital 15.0km (19 Min Drive)

\* To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.