

# 1/61 Derrington Crescent, Bonython, ACT 2905

## Townhouse For Sale

Sunday, 23 June 2024



1/61 Derrington Crescent, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 113 m2

Type: Townhouse



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## Offers Over \$699,000

Discover the perfect blend of tranquillity and convenience in this charming free-standing townhouse, nestled in a serene location with stunning bushland views and an elevated position above Stranger Pond. This home offers a peaceful, retreat-like atmosphere, ideal for those seeking privacy and natural beauty. Step inside to an inviting ambiance, where abundant natural light streams through double-glazed sliding doors, enhancing the open-plan layout. The seamless flow from living areas to outdoor spaces makes it perfect for entertaining or simply enjoying the serene surroundings. The elevated end unit with street frontage and meticulously landscaped gardens adds to the property's undeniable charm. The kitchen, while maintaining its original condition, is both neat and tidy, offering an excellent opportunity for personalization. Equipped with a modern Bosch induction cooktop and electric oven, along with ample laminate benchtop space, it caters to both everyday cooking and hosting dinner parties with ease and style. This townhouse offers three generously sized bedrooms, each thoughtfully designed for comfort and privacy. The master bedroom includes a built-in robe with direct access to the bathroom, while the second bedroom also features a built-in robe. The spacious single bathroom and well-planned existing layout present an opportunity to create both a main bathroom and an ensuite, enhancing the property's value and functionality. Outdoor living is a delight with multiple entertaining zones, beautifully landscaped gardens, and a private yard. The impressive timber deck stands out as the perfect spot for gatherings, BBQs, or cozy evenings by an outdoor fire. The low-maintenance gardens ensure year-round beauty, while the north-facing orientation guarantees plenty of natural light throughout the day, creating bright and inviting living spaces. This charming townhouse is not only beautiful but also energy-efficient, featuring a state-of-the-art 5.5kW Solar System installed in 2022, complete with a 20-year warranty. Paired with a 4.6kW Inverter and a 10kWh Battery System, also installed in 2022, this home ensures sustainable living and significant energy savings. With an impressive 4-Star Energy Efficiency Rating (EER), which is incredibly high and rare, this property will cost very little to heat or cool, providing you with substantial savings on utility bills while reducing your carbon footprint. Conveniently located near Southpoint Shopping Centre, Tuggeranong Town Centre, and Bonython Primary School, this property offers easy access to shopping, schools, and recreational facilities. Nature enthusiasts will appreciate the proximity to Stranger Pond, Bicentennial Trail, and Pine Island Nature Reserve, providing ample opportunities for outdoor exploration.

**The Lifestyle:**

- Private yard both front and back, providing secluded outdoor spaces.
- North-facing aspect for natural light throughout the day.
- Spacious living areas and landscaped gardens with multiple outdoor entertaining zones.
- Elevated position with bushland views, offering tranquillity and privacy.
- Additional garden space available through body corporate land, adding to the property's appeal.
- Proximity to nature trails like Stranger Pond, Bicentennial Trail, Pine Island, Mt Stranger, and Point Hut, ideal for outdoor activities and relaxation.
- Close to amenities including shopping centres, schools, and public transport hubs, ensuring convenience and accessibility.
- Easy street parking access, unique for the complex, ensuring convenience for residents and guests.

**The Perks:**

- Split systems and ducted evaporative cooling for year-round comfort.
- 5.5kW Jinko (N-type) Solar System installed 2022 with a 20-year warranty.
- 4.6kW Alpha ESS Inverter and 10kWh Alpha ESS Battery System installed 2022.
- Panasonic Reverse Cycle Split System Air Conditioners (heating/cooling climate control) installed 2021.
- Double glazed sliding doors installed in 2022 for enhanced insulation and noise reduction.
- Garden shed, side path, and rear yard gate installed in 2022 for added convenience.
- Enhanced outdoor living spaces, with deck and landscaping completed in 2024.
- Neat and tidy kitchen and bathroom offering scope for improvements.
- Option to convert the single bathroom to a two-bathroom configuration, providing flexibility and added comfort.
- Gas available (disconnected), currently electricity only, reducing energy bills and offering potential cost savings.

**The Numbers:**

- Living size: 113m<sup>2</sup> approx.
- Garage size: 22m<sup>2</sup> approx.
- Block size: 344m<sup>2</sup> approx.
- Rates: \$614.50 per quarter approx.
- Strata: \$573.92 per quarter approx.
- Energy Efficiency Rating (EER): 4 Stars
- Year of build: 1991

**Explaining the private treaty process:**

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.