

9 Murrjinelle Circuit, Bonner, ACT, 2914

Townhouse For Sale

Thursday, 24 October 2024



THE
PROPERTY
COLLECTIVE

9 Murrjinelle Circuit, Bonner, ACT, 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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Your Own Space – Separate Title, No Strings Attached!

Say hello to stress-free living with this charming 3-bedroom townhouse, offering separate title ownership and zero body corporate fees! Freshly painted and full of life, the open-plan kitchen, living, and meals area invites relaxation and fun. Each bedroom is generously sized, complete with built-in robes, and the bathroom offers both a bath and separate shower – because who doesn't love options?

Stay cozy year-round with ducted reverse cycle heating and cooling, and enjoy the modern touch of LED downlights. With an enclosed carport and low-maintenance gardens, you'll have more time to enjoy life instead of chores.

The best part? You're just a short stroll from shops, schools, playgrounds, and walking trails, making this the perfect spot for a family, first-home buyer, or savvy investor. Separate title means no body corporate hassles – just your own slice of independence!

The perks:

- Separate title 3 bedroom townhouse
- Light & bright interiors
- Open-plan kitchen, living, and meals
- Spacious bedrooms, bed 1 with a walking robe and bed 2 & 3 with built-in robes
- Bathroom with separate bath and shower
- Recently painted throughout
- Ducted gas heating & evaporative cooling
- LED Downlights
- Enclosed carport with remote roller door
- Low maintenance gardens
- Walking distance to shops, schools, playgrounds, and walking trails

The numbers:

- Build: 2012
- Block: 247m²
- Living: 103.52m²
- Enclosed carport: 41.87m²
- EER: 6
- UV: \$308,000
- Rates: \$2,094 p/a
- Land tax (investment only): \$2,942 p/a
- Rental Estimate: \$620 - \$650 per week

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.