

# 10 Hingston Close, Bonython, ACT, 2905



## House For Sale

Thursday, 21 November 2024

10 Hingston Close, Bonython, ACT, 2905

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 8**

**Type: House**

## Two for one! House, granny flat and extensive storage

Set on a spacious 912m2 block in Hingston Close, this single level brick home offers much more than what you see at first glance. So, if you are looking for a lovely four-bedroom home, with extensive storage, plus a fully self-contained two-bedroom granny flat and room for your boat, caravan, or trailer...then look no further!

The main residence, with a thoughtful layout, gives many options to suit many styles of living. The formal and non-formal areas flow from one to another and the well-appointed and practical kitchen is centrally located with updated appliances including a stainless-steel gas cooktop, double oven and dishwasher. Power bills are lower due to the solar system with battery storage.

All four bedrooms are generous in proportion and three offer built-in robes. The master bedroom is equipped with a walk-in robe and ensuite. The family bathroom and separate toilet are centrally located between the bedrooms.

The oversized covered deck is the perfect place to sit, relax and while away your time with friends and family having a BBQ or glass of wine. The deck overlooks the maintenance friendly gardens and lawn area which is the perfect spot for children to play.

With a convenient double carport at the front and a six-car garage this would be a fantastic option for a trade's person and/or car lover. Call them workshops, sheds or even a "man cave", the bottom line is the space, storage, and security for all your toys!

Boasting endless draw cards, including ducted reverse cycle air conditioning to ensure everyone's needs are met all year round, recent updates, water tanks and off-street parking this superb property will appeal to a range of buyers, including growing families, professionals, and the astute investors.

Another exciting feature of this property is the spacious self-contained two-bedroom granny flat, perfect for extended families or those who need space for a rental, separate fully functioning home office space or accommodation for an occasional guest or elder parents or in-laws. Equipped with ramp access, an updated bathroom, full kitchen, laundry, separate hot water system, ducted reverse cycle system and individually metered electricity, gas and phone lines you will be suitably impressed.

Finally, if location is paramount, we just ticked that box too, Bonython Pre-school and Primary School, and Bonython Shops are a short walk away and major arterial roads and the Tuggeranong Town Centre shopping precinct are close by.

### Main residence-

- \* Well-presented four-bedroom ensuite single level home, with self-contained flat on a good-sized block
- \* Four spacious bedrooms, three with built-in robes
- \* Main bedroom with walk-in robe and ensuite
- \* Open lounge/dining and separate kitchen/family/meals
- \* Neat kitchen with updated appliances including stainless steel gas cooktop, oven and dishwasher
- \* Neat main bathroom with separate toilet
- \* Year-round comfort is maintained by ducted reverse cycle air conditioning
- \* Solar panels and battery storage
- \* Huge, covered deck leads to maintenance friendly garden
- \* 4000 litre water tank off the garage and a 2000 litre water tank off the carport
- \* Car accommodation is provided by an enormous six car garage and an additional double carport
- \* Ample off street parking included on the U-shaped driveway
- \* Fantastic location close to Tuggeranong Town Center, Bonython Shops, Bonython Primary School, ovals, transport, and arterial roads

Adjoining self-contained flat-

- \* Two bedrooms with built-in robes
- \* Bathroom fitted with grab rails and is wheelchair accessible
- \* Open plan Living/dining
- \* Full size kitchen with gas cooking, ample storage space and dishwasher
- \* Separate laundry
- \* Separate ducted reverse cycle air conditioning system
- \* Separate hot water system
- \* Separately metered electricity, gas and phone lines
- \* Ramp access

Original house - 139.77m<sup>2</sup>

Unit to rear - 79m<sup>2</sup>

Garage - 109.5m<sup>2</sup>

Carport 29.70m<sup>2</sup>

Built 1990