

14 Noarlunga Crescent, Bonython, ACT 2905



House For Sale

Monday, 23 December 2024

14 Noarlunga Crescent, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 826 m2

Type: House



Alec Brown

0406866007

Auction: 02/02/2025

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The first open home will be scheduled for Saturday, 11th January 2025. Discover the charm of this beautifully presented home, where elegance meets functionality. Set in a quiet loop street this superbly presented family residence affords immediate livability with excellent future potential. From the formal entry with new hybrid flooring, a sizeable living room has excellent natural light thanks to the easterly orientation. Freshly painted and carpeted, it adjoins the formal dining space which is positioned beside the kitchen. Combined with a meals area, the kitchen has ample bench and storage space, overlooking the private rear garden. Three generously sized bedrooms are positioned privately to one end of the home, with the master suite featuring a walk-in robe and an ensuite for added luxury. The main bathroom is thoughtfully designed, offering a full-sized bath, a separate shower, and an independent toilet for convenience. Freshly painted throughout, this home is enhanced with new hybrid flooring in the entrance, kitchen, and family room, while new plush carpeting graces the lounge, dining room, bedrooms, and hallway. Outside, step into your own serene escape with meticulously landscaped gardens. Two covered pergolas add versatility, ideal for entertaining or creating a personal oasis. A generous double garage under roofline is ideal for storage or could be potentially be converted to offer more living or bedrooms. Position on the corner, the option of adding a secondary driveway/more garaging is a possibility. Blending style, comfort, and tranquility, this property is perfect for making cherished memories. Property Features Include:

- Front verandah runs the whole length of the house
- Bright formal lounge toward the front of the home
- Sizeable dining room perfect for family dinner or entertaining
- Open plan kitchen and family room
- Kitchen fitted with westhingham appliances
- Three generous sized bedrooms
- Master suite equipped with a walk in robe and ensuite
- Bathroom fitted with full sized bath, shower and separate toilet
- Freshly painted throughout
- New hybrid flooring in entrance, kitchen and family room, new carpet in lounge, dining, bedrooms, and hallway
- Laundry has internal & external access with plenty of storage options
- Secure double garage
- Established and manicured surrounding gardens perfect for taking in the serenity
- Two covered pergolas perfect to entertain or create your own oasis
- Split system in family room and heater in lounge
- Updated power board
- Hardwired smoke detector
- Electric hot water system
- Rates: \$3,328.36pa
- Land Tax: \$6,235.20pa (Investors only)
- UV: \$518,000 (2024)
- Living: 120.62sqm
- Garage: 44.40sqm
- Block: 826sqm
- EER: 2.5
- Built: 1989

Close Proximity To:

- Tuggeranong South Point
- Canberra Hospital
- Westfield Woden
- Lake Tuggeranong
- Mount Stranger Nature Reserve & Pine Island Reserve
- Arterial roads, public transport, foot & bike paths
- Covenant Christian School
- Bonython Primary School
- Lake Tuggeranong College

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.