

27 Bieundurry Street, Bonner, ACT, 2914

STONE

House For Sale

Wednesday, 6 November 2024

27 Bieundurry Street, Bonner, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jess Doolan
0262538220



Alex Ford
0262538220

High quality family home

Property to be auctioned onsite on Saturday 30th November 11:15am, with offers welcome prior.

A word from our sellers:

"Welcome to 27 Bieundurry street, a place filled with light, positive vibes, and opportunity to make precious memories with your family.

As we look back on our time here, we're filled with nostalgia and gratitude. We designed this house with love, care and warmth, and it has been a true haven for our family.

The north-facing formal living room quickly became everyone's favourite spot in winter, offering warmth and coziness on the coldest days.

Moving into the family room-the heart of our home, with its high ceiling, I cherished the way we could all enjoy our individual activities while staying connected. I loved watching my kids play in our low maintenance backyard while I sipped my coffee/tea and cooked in the well-planned spacious kitchen.

A standout feature is the versatile rumpus room, which has served as everything from a playroom to a home office and even a cozy movie space. It's been the perfect multi-purpose area, adapting to our family's needs over the years.

With four bedrooms, everyone had their own space for those essential moments of relaxation and rejuvenation. The master bedroom has been my personal sanctuary, with its generous proportions, luxurious ensuite, and a walk-in robe that provides all the storage we could ask for. I've loved how the door connects directly to the backyard, allowing us to step outside for a breath of fresh air.

Convenience has been another highlight of this location. It's a short walk to public transport, Bonner and Amaroo shopping precincts, schools, restaurants and cafes.

As we embark on the next chapter of our journey, we will forever cherish the moments spent here. This house truly is a complete package-one that the new owners will be proud to call HOME!"

Features Overview:

- North facing
- Quality inclusions with high ceilings throughout
- NBN connected with FTTP
- Age: Built in 2013
- Located just a moment's drive to Bonner Shops, Amaroo Shops, Burgmann, Neville Bonner Primary, Mulligans Flat and a range of local amenities.
- EER (Energy Efficiency Rating): 5.5 Stars

Sizes (Approx):

- Internal living: 203.78 sqm
- Alfresco: 17.01 sqm
- Porch: 2.81sqm
- Garage: 41.06 sqm
- Total: 264.66 sqm
- Block: 528 sqm

Prices

- Rates: \$766.25 per quarter
- Land Tax (Investors only): \$1,196 per quarter
- Conservative rental estimate (unfurnished): \$780-\$800 per week

Inside:

- Custom stone-top vanities in bath, powder and laundry
- Stone benchtop with waterfall edge and glass splashback in kitchen
- Custom soft closing joinery in Kitchen, powder & laundry
- Water plumbing for fridge
- Bosch appliances, 900mm cooktop and range hood
- Generous walk in pantry with benchtop
- Video telecom doorbell
- Smart security cameras connected to wifi
- Heated towel rail in bathroom
- 2.7 m high ceilings across most of the home
- Walk in robe with custom joinery
- Ducted vacuum across the house
- Ducted inverter aircon with 6 zones to control airflow to each room
- Ceiling fans in the bedrooms
- Choice of three separate living areas
- Instant gas hot water system
- Retractable Hose-reel
- Energy saving LED downlights across the house

Outside:

- Joinery in garage, internal access to garage
- Outdoor alfresco area with gas plumbing for BBQ
- Low maintenance garden with irrigation
- Adjustable Basketball hoop stand
- Motion Sensor Alarm

This suburb enjoys close proximity to Mulligans Flat Nature Reserve, close proximity to local children's playgrounds, nature reserves, Bonner shops, Stonehouse local restaurant and local primary school, a short drive to the Gungahlin Marketplace and with easy access to Horse Park Drive.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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