

39 Mabo Blvd, Bonner, ACT, 2914

STONE

House For Sale

Friday, 10 January 2025

39 Mabo Blvd, Bonner, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



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Entertainers paradise, large deck and only metres from shops + schools

This 3-bedroom home offers a practical and comfortable layout. The open-plan kitchen, living, and dining areas flow seamlessly to a large covered deck, perfect for indoor-outdoor living. All bedrooms are fitted with built-in robes, and the master bedroom features an ensuite for added privacy and comfort.

The home is filled with natural light, creating a warm and inviting atmosphere. Energy-efficient features, including a solar system and water tank, enhance both sustainability and value.

One of the key features of this property is its proximity to local schools and shops. You will be living across the road from Neville Bonner Primary and Bonner metres from Bonner Shops.

Features Overview:

- North facing alfresco & living area
- Single level floorplan
- Located right next to Neville Bonner Primary School, Bonner shops, including a Woolies and Cafes, Parks and Gungahlin Market Place.
- NBN connected with Fibre to the Premises (FTTP)
- Age: years (built in 2009)
- EER (Energy Efficiency Rating): 4.5 Stars

Sizes (Approx.)

- Internal Living: 119.75 m²
- Garage: 40 m²
- Home office/prayer room: 9 m²
- Total residence: 168 m²
- Block: 450 m²

Prices:

- Rates: \$800 per quarter approx.
- Land Tax (Investors only): \$1,478 per quarter approx.

Inside:

- Open-plan kitchen, living and dining room
- Master bedroom benefits from ensuite
- Seamless indoor outdoor living
- Prayer room/home office
- Abundant natural light due to northern orientation
- Full laundry with external access
- Internal access to garage
- All bedrooms have built in robes
- Security system

Outside:

- Large covered deck
- Abundant street parking
- Front and rear access to the property
- 6.2kW solar system
- Water tank
- Short walk to schools and shops

Construction Information:

- Flooring: Concrete Slab
- External Walls: Brick Veneer and weatherboard cladding
- Roof Framing: Timber truss
- Roof Cladding: Concrete Roof tiles
- Window Glazing: Single glazed
- Wall Insulation: Thermal insulation value approximately R-2.0
- Ceiling Insulation: Thermal Insulation value approximately R-4.0

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: samdyne@stone***.

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