

**17/10 Charles Perkins Circuit, Bonner, ACT 2914**



**Townhouse For Sale**

Thursday, 6 June 2024

17/10 Charles Perkins Circuit, Bonner, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 106 m2**

**Type: Townhouse**



Carly Clough  
0262133999

**\$659,000+**

Situated in a beautiful, secure, and quiet complex, this single-level home is an excellent choice for investors, or first home buyers with time to save up before they move in. Relax in the modern, open-plan kitchen, dining, and living area, where sliding doors lead to a neat courtyard. This outdoor space is perfect for enjoying the summer breeze and hosting gatherings. The low-maintenance yard also leads out to a gate providing easy access to bus stops and only a short walk to local shops. The kitchen boasts stainless steel appliances, gas cook top and electric oven, ample storage, and generous bench space, that could be completed with stools for casual dining. The main bedroom and ensuite are thoughtfully separated from the other two bedrooms, featuring a large window with a private outlook, allowing plenty of natural light. All bedrooms come with sliding door built-in robes. The single garage, with internal access, can serve as a car space, an additional living area, or extra storage. An additional parking spot is available on the driveway, and there is ample visitor parking within the complex. The property is conveniently located within walking distance to Bonner parklands, walking tracks, ovals, the local primary school, and the shopping centre. It's also just a short drive to the vibrant Gungahlin Town Centre. This property is an excellent investment opportunity, currently rented at \$590 per week until March 27, 2025. Features at a glance: - 3 bedroom ensuite townhouse - Built in robes to all bedrooms - Gas cooking and dishwasher - Solar hot water service - Ducted gas heating - Low maintenance courtyard - Single garage with additional car space. Complex name: Birchwood Park. Year built: 2011. Land size: 199m<sup>2</sup>. House size: 106m<sup>2</sup>. Strata: Approx. \$540.00 per quarter.