

35 Hurtle Avenue, Bonython ACT 2905

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-35.4310829, 149.0817404



Set in an elevated position and offering picturesque north easterly views of the Tuggeranong Valley is this beautifully presented builders own home. Not overstated in anyway, but offering quality, space and a well-considered layout this will be the ideal property for a family looking for a home that they can be proud to call home. Featuring a large entrance that leads into formal lounge and dining where you'll be able to entertain friends and family in comfort. Adjacent to this area is the family and meals area which is overlooked from the kitchen. The kitchen is of solid timber construction and is timeless in style as it is in quality. There is ample bench and cupboard space so you'll never be wanting for more space. Upstairs features 4 bedrooms, the main with a recently renovated ensuite bathroom. All bedrooms feature built in robes. The main bathroom is 3 way in its design for added functionality. As you wonder downstairs you will find the 5th bedroom also with an ensuite bathroom. This room is multi-functional and would be ideal for teenagers, extended family not wanting to have to walk up stairs or just guests who come to stay. There is a bar area or kitchenette depending on your requirements. You will also find the rumpus room, study, ample storage rooms and of course the 3 garages. If you're an outdoor entertainer then the private, covered rear outdoor area that leads off the family room will be ideal for those memorable family occasions. All of this within minutes of the Tuggeranong Town Centre to the North and the Lanyon Town Centre to the South. Features include: Zoned ducted gas heating, Ducted evaporative cooling, Ample storage rooms and work shop areas, Modern bathrooms and ensuites. Outgoings: General Rates: \$666 p/qtr (approx.) Land Tax: (if rented out) \$934 p/qtr (approx.) Land Size: 1010m² UV: \$377,000 Living Area: 276m² (approx.) Constructed: 1992

Overview

Purpose: For Sale	Sale price: \$	Rent price: \$
Auction: Saturday 21st September 2019 12:00pm On Site	Land area: 1010m ²	Living area: 276m ²
Bedrooms: 5	Bathrooms: 3	Garage Spaces: 3
Carport Spaces:	Postcode: 2905	

Indoor amenities

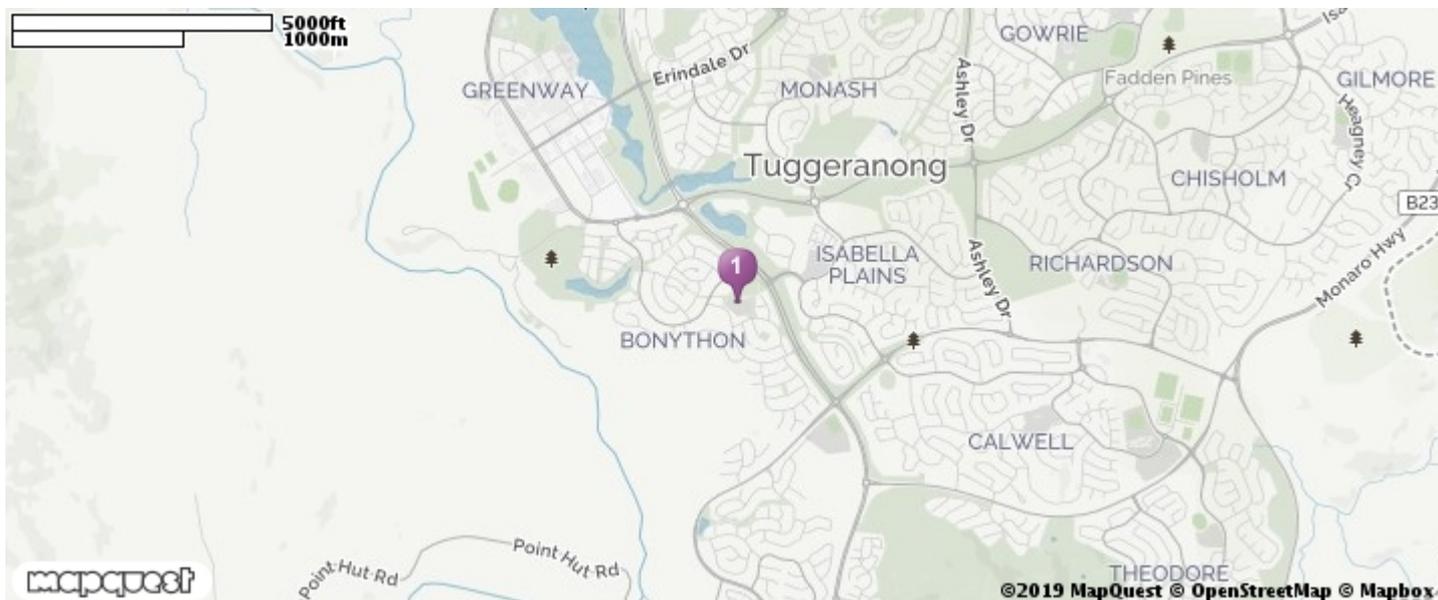


- Built-in Robes
- ✓ Family room
- ✓ Rumpus room
- ✓ Dishwasher
- ✓ Formal dining room
- ✓ Study
- ✓ Entrance hall
- ✓ Formal lounge room
- ✓ Evaporative Cooling
- ✓ Heating

Outdoor amenities

- ✓ Balcony
- ✓ Garage
- ✓ Outdoor entertaining area
- ✓ Views

Distances



Agent Details

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Canberra Real Estate - Rise Above

