



1 Rangiar Street, Bonner

2  1  1 

Rare Separate Title Opportunity - 2 Bedroom Single-Level Living in Bonner

AUCTION

Wed 17th Jun @ 6:00PM

VIEW

Sat 30th May @ 11:15AM - 11:45AM

AGENTS

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AGENCY

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Auction Location: In Rooms - LJ Hooker Canberra City Auction HQ

Opportunities like this are increasingly hard to find - a freestanding, separate title 2-bedroom home in the tightly held suburb of Bonner.

Positioned in an elevated pocket beside reserve land, this single-level residence delivers the rare combination of privacy, low-maintenance living and the freedom of separate title ownership with no strata fees.

Ideal for first home buyers, downsizers and investors alike, homes of this calibre and configuration are exceptionally scarce in today's market.

Set within an elevated streetscape surrounded by walking trails, playgrounds and nature reserves, the home offers effortless living with a practical single-level design and freshly updated interiors throughout.

Inside, the light-filled open-plan living and dining area creates an

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 **LJ Hooker**

inviting everyday space, complemented by split-system heating and cooling for year-round comfort. The thoughtfully designed kitchen features quality appliances, generous storage, dishwasher and ample bench space for both entertaining and day-to-day functionality.

Both bedrooms are generously proportioned with built-in robes, while tiles and carpet to the bedrooms enhance the warmth and practicality of the home.

Step outside to a beautifully presented private backyard featuring a sunny entertaining area, landscaped retaining walls and easy-care gardens - the perfect setting for relaxed weekends or entertaining family and friends.

Conveniently located only moments from Bonner Shops, schools, medical facilities and Gungahlin Town Centre, this is an increasingly rare chance to secure a separate title home in one of Gungahlin's most sought-after family communities.

Property features:

- Rare separate title freestanding home with no strata
- Single-level design ideal for downsizers and easy living
- Elevated position surrounded by reserve and walking trails
- Quiet street in a tightly held Bonner location
- Light-filled open-plan living and dining area
- Split-system heating and cooling
- Spacious kitchen with gas cooktop, oven and dishwasher
- Two generous bedrooms with built-in robes
- Sunny and private entertaining yard
- Landscaped low-maintenance gardens
- Single garage with internal access
- Close to Bonner Shops, schools, parks and Gungahlin Town Centre

Numbers (all approx.)

Residential Rates: \$2,411 per annum

Land Tax (if rented out): \$3,498 per annum

Internal living: 95sqm + 20sqm garage

Land size: 250sqm

MORE DETAILS

| | |
|---------------|---------|
| Property ID | 2FSPFHK |
| Property Type | House |
| EER | 6 |

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