



Bonner, 101 Henry Williams Street

Beauty in Bonner

AUCTION 26TH FEBRUARY 2025 AT 6PM | LJ Hooker Canberra City Office, City Walk
Bidding Guide - \$1,150,000+

From the moment you step into this fantastic and cleverly designed family home, you'll feel the warmth and thoughtful design that make this house a truly special one.

Sitting in one of the most sought-after positions in Bonner, with stunning views over Mulligans Flat, this five-bedroom split-level home has been lovingly designed for both comfort and connection.

Walking through the grand entry, with its soaring ceilings, you'll immediately appreciate the spaciousness and flow of this home. The master suite is a peaceful retreat at the front of the house, complete with a walk-in wardrobe and a beautifully finished ensuite featuring a double vanity, oversized shower cavity, and sleek modern finishes. Right next door is a

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For Sale
\$1,150,000+

View
ljhooker.com.au/1HJMF9U

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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second bedroom, perfect as a nursery or home office, making those late-night check-ins with little ones safe and easy.

The main bedroom enjoys a private family lounge creating a quiet space that can be closed off from the rest of the home, great to unwind at the end of a long day.

But the true heart of the home is the open-plan kitchen, dining, and living area. This space has been designed for pristine everyday life and hosting fabulous gatherings. The kitchen is as functional as it is beautiful, with stone benchtops, a large island, stainless steel appliances, a 5-burner gas cooktop, dishwasher, rangehood, and a large walk in pantry for extra storage.

The spacious living and dining area is filled with natural light and captures breathtaking sweeping views of Mulligans Flat. Whether it's morning coffee as the sun rises over the reserve or dinner with loved ones, this is a space made for making memories.

The outdoor area is something truly special. Large sliding doors lead to the alfresco entertaining space, where you'll find a solar-heated saltwater pool, gorgeous timber decking, WiFi controlled pool pump via phone application and a privacy screen, all framed by elegant glass pool fencing.

But what makes this backyard extra special is the direct gated access to Mulligans Flat- imagine weekend hikes, bike rides, or simply enjoying the peace of nature, right at your doorstep.

Towards the left of the home, three additional bedrooms offer their own sense of space, each with built-in wardrobes and easy access to the oversized family bathroom with a bathtub and quality finishes and a separate toilet adds everyday conveniences. This layout has been perfect for the current owners, giving their teenagers their own area while keeping the home connected and welcoming.

Practicality meets convenience with the large double garage including and extra storage area and complete with internal access, making coming home effortless, no matter the weather.

Beyond its beauty, this home is also incredibly energy-efficient and comfortable year-round, featuring a 13.2kW WiFi-enabled solar system, ducted heating zoned in three separate areas, plush carpets in the bedrooms, stylish tiled floors in the main living areas, and a 5.5-star energy efficiency rating to help keep running costs down.

And the location? You truly can't beat it. Just 3 minutes from Bonner shops, with Woolworths Metro, Turkish takeaway, and Coffee Guru for your morning fix. 5 minutes to Amaroo Village for Coles, sushi, and a petrol station, and only 5 minutes to Gungahlin Town Centre, with shopping, cafés, and the tram line straight into Canberra City. Schools are also close by, including Burgmann Anglican School, Amaroo School (Years 1-10), and Neville Bonner Primary (school runs are a breeze here!).

FEATURES;

- Pristine Bonner location with direct backyard access and views of Mulligans Flat
- Five-bedroom split-level design



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- Grand entry with soaring ceilings
- Master suite to front with walk-in robe and ensuite
- Second bedroom with built-in robe to front for child's room or office
- Private family lounge
- Ducted heating zoned in 3 separate areas
- Open-plan kitchen, dining, and living with views of Mulligans Flat
- Kitchen with stone benchtops, island, and large walk in pantry
- Light-filled living with scenic views
- Alfresco area with decking and privacy screen
- Solar-heated saltwater pool featuring WiFi controlled Pool Pump from your phone
- Direct gated access to Mulligans Flat
- Three bedrooms with built-ins and family bathroom
- Double garage with internal access
- Energy-efficient with solar
- 3 minutes to Bonner shops
- 5 minutes to Amaroo Village and Gungahlin Town Centre
- Close to schools including Burgmann Anglican and Amaroo School

This home has been loved deeply by its current owners, who have cherished the space, the views, and the incredible convenience of this location. Now, it's ready for its next chapter. If you've been searching for a home that offers warmth, comfort, and a connection to both nature and the community, this might just be the one.

Rates: \$3,090 p.a. approx.

Land tax: \$5,637 p.a. approx.

EER: 5.5

Block Size: 564sqm

Residence: 211.85sqm

Garage: 41.22sqm

Total Residence: 253.07sqm

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More About this Property

Property ID	1HJMF9U
Property Type	House
House Size	217 m2
Land Area	564 m2
EER	5.5

Hannah Green 0422 381 055

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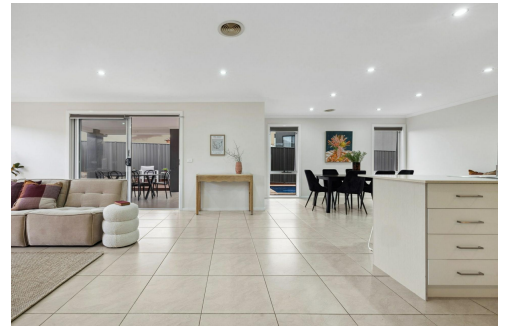
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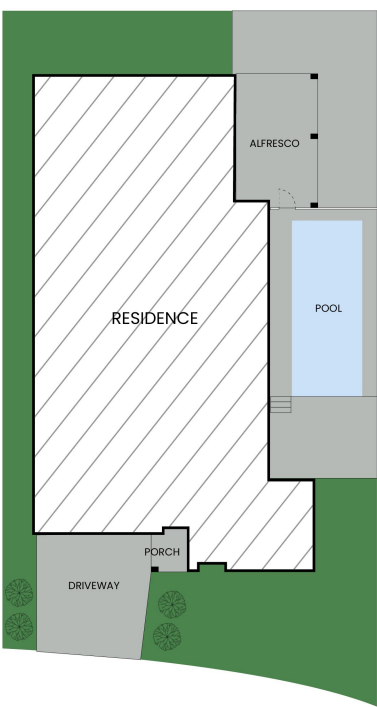
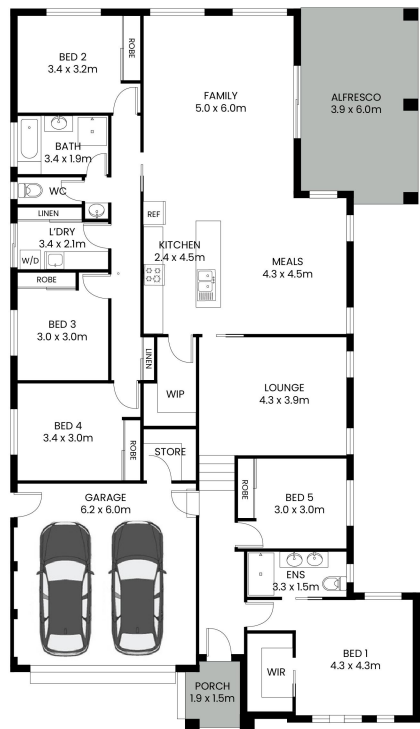
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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