



Bonner, 14 Calyute Street

Large Home, New Beginnings: Empty Nesters Moving On

Bigger is better as you will see with this meticulously maintained property. Freshly painted with new boards throughout, this is an elevated home which enjoys beautiful mountain views, extra-large living areas and extra-large bedrooms.

With a full length enclosed north facing sunroom, you have your own little slice of Queensland over the cold winter Canberra months. A secondary pergola boasts an outdoor spa to relax in at the end of the day. There is also a large indoor spa for the family to enjoy.

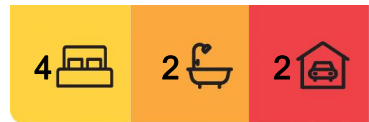
A key feature of the home is the 24 Solar Panels with your own battery to run your indoor/outdoor spa and any heating/cooling the family needs at very minimal cost.

THE STORY:

As empty nesters, the owners are now downsizing, and this is the property's first sale. This



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For Sale
\$985,000

View
ljhooker.com.au/HNZQYF8H

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EER ★★★★★

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home has been loved over the years both inside and outside. The home is set up for families who want low-cost, resort style living and is a must to inspect to appreciate!

THE HOME:

- * 2.7m high ceilings throughout home
- * Three large living areas
- * Front lounge room with mountain views
- * Brand new 900mm electric oven, new gas cooktop, new rangehood and new splash backs
- * Ensuite is fully tiled and boasts a large spa bath
- * New attractive quality boards are throughout the home
- * Two bedrooms at the back of the home are supersized
- * Second bedroom has its own access, its own balcony
- * Full length 48.6sqm north facing sunroom
- * BBQ area has hot/cold water and your gas BBQ can be plugged directly into the mains
- * Covered pergola steps out to large side garden/play landscaped for easy-care maintenance
- * The backyard itself is fully tiled with plenty of space for pets and children
- * Side of the home enjoys a raised glassed balcony with beautiful views
- * Plenty of room to the right side of the home to pull through a boat or caravan
- * Loads of storage areas include concreted watertight spaces under the balconies
- * Under the home itself is powered with lights and fully insulated
- * Custom-built laundry with loads of cupboard space, bench space and enclosed sliding doors
- * Three reverse cycle split systems are throughout the home for heating and cooling
- * 24 Solar panels on a 6.6kw system, plus a 2.9kw Battery with an integrated 3kw inverter
- * Double remote garage has internal access into the home
- * Extra high Colorbond fencing encloses the home for privacy
- * Sensor security lighting surrounds the home on all sides
- * 2000 litre water tank
- * Wide side access from both sides of the home for boats or caravans
- * Space for three extra cars in an oversized driveway

THE LOCATION:

- * 350m walk to the Neville Bonner Primary school
- * 400m walk to Woolworths and the Bonner local shops
- * 500m walk to The Stonehouse Club, Coles, Aldi and the assorted Amaroo shops
- * Zoned to a host of other primary schools and childcare centres
- * Directly opposite parklands with swings for the children and bike paths
- * A short walk into the Mulligans Flat nature reserve for family bush walks

THE FACTS:

Build Year: 2012

Land Size: 617sqm

Living Size: 237sqm

Garage and Laundry Size: 59sqm

Pergola Size: 44sqm

Combined Balconies Size: 24sqm

Total: 364sqm



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More About this Property

Property ID	HNZQYF8H
Property Type	House
House Size	237 m ²
Land Area	617 m ²
EER	4.5
Including	Air Conditioning Spa Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Panels

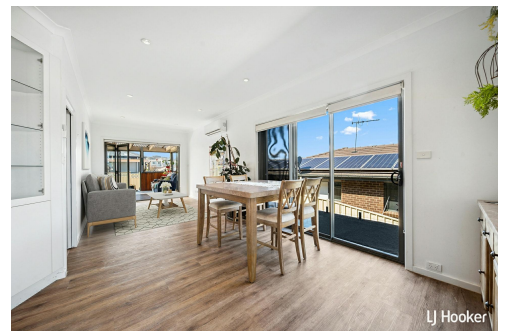
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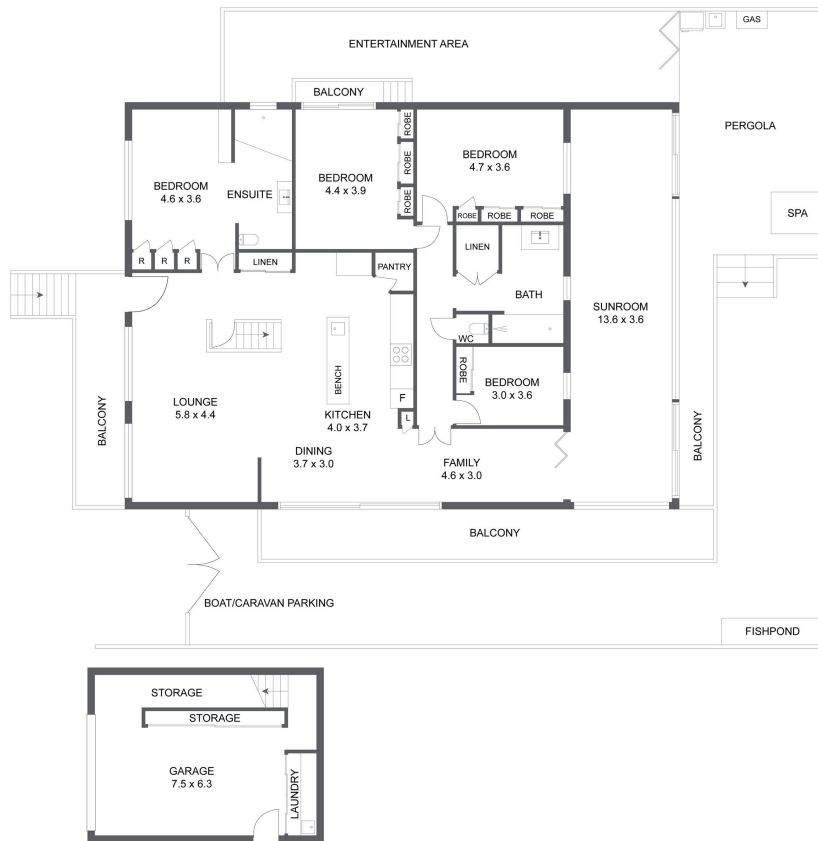
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