



171 Mabo Boulevard, Bonner

An exceptional energy efficient home...

If you would like to view this home outside of any scheduled open times, please call me to arrange an inspection. Regards, Jeff Shortland 0417 483 627

171 Mabo Boulevard, Bonner is an outstanding four-bedroom family home situated on an elevated 523sq/m block, with low maintenance front and back yards. This home is in immaculate condition and there is absolutely nothing to do.

The home offers exceptional internal living space with 222sq/m under roof plus the enclosed pergola.

Say goodbye to those frightening energy bills, the home includes a 13.5 kw solar array, double-glazed windows, roller shutters to all external windows, full insulation, ducted RCAC and continuous gas hot water.

There's plenty of storage for your tools and Christmas decorations with three garden sheds!

Built in 2011, the residence offers a large formal living room, separate

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FOR SALE
\$1,050,000 to \$1,075,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

family room/meals area, a spacious kitchen that includes a gas cooktop, electric fan forced oven, dishwasher, stone benches and plenty of cupboard space. It also has an enclosed outdoor entertaining area/sunroom, and a stenciled concrete courtyard for outdoor entertaining.

The main bedroom comes complete with an ensuite, walk-in robe, and built-in robes providing exceptional cupboard space. Bedrooms two, three and four include built-in robes.

The double lock up garage with fully insulated roof, offers 39.9 sq/m of space with remote panel lift door and internal access.

Perfectly placed, the home is 200m from public transport, a short walk to Bonner Primary School/shops and, 4km to Gungahlin Market Place.

In brief:

- Single level brick veneer family home
- Orientation South
- Double Glazed windows
- Roller shutters to all external windows
- Four bedrooms
- Two bathrooms
- Formal living room
- Separate family room/meals area
- Enclosed entertaining area/sunroom with natural gas bayonet
- Outdoor stenciled concrete courtyard
- Floorcoverings: bamboo and carpet
- Contemporary kitchen with stone benches,
- Gas cooktop, new electric fan forced oven, and a Meile dishwasher
- Ducted RCAC
- Continuous gas hot water
- NBN: FTTP
- Foxtel ready
- Data points in living room, family room, and bedrooms 2 & 4.
- Year of construction 2011
- Living area approx. 182.90 sq/m
- Attached garage 39.90 sq/m
- Total under roof 222.80 sq/m
- Enclosed entertainment/sunroom 25 sq/m
- Standard block 523 sq/m

General:

- UV \$533,000 (2025)
- Rates approximately \$3,350pa
- Land tax approximately \$6,132pa (investors)
- EER 6.0

EER 

MORE DETAILS

Property ID 3641GKY
Property Type House
House Size 220 m2
Land Area 523 m2
EER 6
Including RCAC
Continuous Gas Hot Water

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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