

19 Lucy Beeton Crescent, Bonner

## Bespoke Family Home in Beautiful Bonner

Tucked away in a quiet, private setting in the heights of Bonner, this beautifully maintained home offers generous proportions, warm natural light and an effortless family-focused layout. Built in 2014, the home delivers a welcoming blend of comfort, practicality and thoughtful design across a 233sqm floorplan.

Inside, the home feels instantly inviting, with high ceilings, oversized bedrooms and multiple living spaces that allow both connection and separation. The master bedroom enjoys its own walk-in robe and ensuite, while the remaining bedrooms all include built-in robes. Large windows frame garden outlooks and invite sunlight throughout the day, creating a calm, welcoming atmosphere.

Everyday comfort is well catered for with reverse-cycle, zoned heating and cooling, fast FTTP NBN, internal access from the remote double garage, quality kitchen appliances and generous storage. Smart features such as wired internet cabling, security alarm and external sensor lighting to the front entry add convenience and peace of mind.

Outdoors, the home opens to a peaceful, low-maintenance garden with established fruit trees and flowering shrubs. The covered alfresco

4 2 2

**FOR SALE**  
By Negotiation

**AGENTS**  
Peta Barrett  
0499 044 028  
peta.barrett@ljhooker.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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.



flows to an extended timber deck, perfect for relaxing weekends and easy entertaining, while the lawn area offers ample space for children and pets. With parkland at the back, friendly visiting wildlife and walking trails nearby, the home enjoys a lovely connection to nature.

Positioned close to Bonner shops, local schools, parks, Mulligans Flat and just a short drive to Gungahlin Town Centre, this is a home that combines space, quality and everyday convenience in one of the area's most family-friendly streets.

### Key Features

- Quiet, private location tucked away off the street
- Spacious 233sqm floorplan with high ceilings (2.56m)
- Multiple living areas with excellent natural light
- Four oversized bedrooms; master with walk in robe and ensuite
- Large cupboard-filled kitchen with central island breakfast bar, ideal for a casual bite to eat with the family
- Bosch gas cooktop and oven, Miele dishwasher, soft-close drawers
- Reverse-cycle zoned heating and cooling
- Fast FTTP NBN; wired internet cabling throughout
- Internal ducted vacuum
- Ample storage and cupboard space throughout
- Remote double garage with internal access
- Covered alfresco plus extended timber deck
- Low-maintenance gardens with fruit trees and flourishing shrubs, including lemon, mandarin, olive, red currant, gooseberry and rhubarb
- Easy-care lawn area for children and pets to play
- Gorgeous, peaceful position backing onto parkland with a multitude of nature walks nearby at Mulligans Flat
- Close to Bonner Shops, Neville Bonner Primary, Amaroo School, playgrounds and other facilities
- A short drive into Gungahlin Town Centre

### Stats:

Total area: 252sqm

Living space: 193sqm

Garage: 40sqm

Alfresco/ porch: 19sqm

Rates: \$3,539pa

Land tax (only if rented): \$6,648pa

UV: \$577,000

Year built: 2014

EER: 5.5 stars

### MORE DETAILS

Property ID	367CGCY
Property Type	House
Land Area	630 m2
EER	5.5

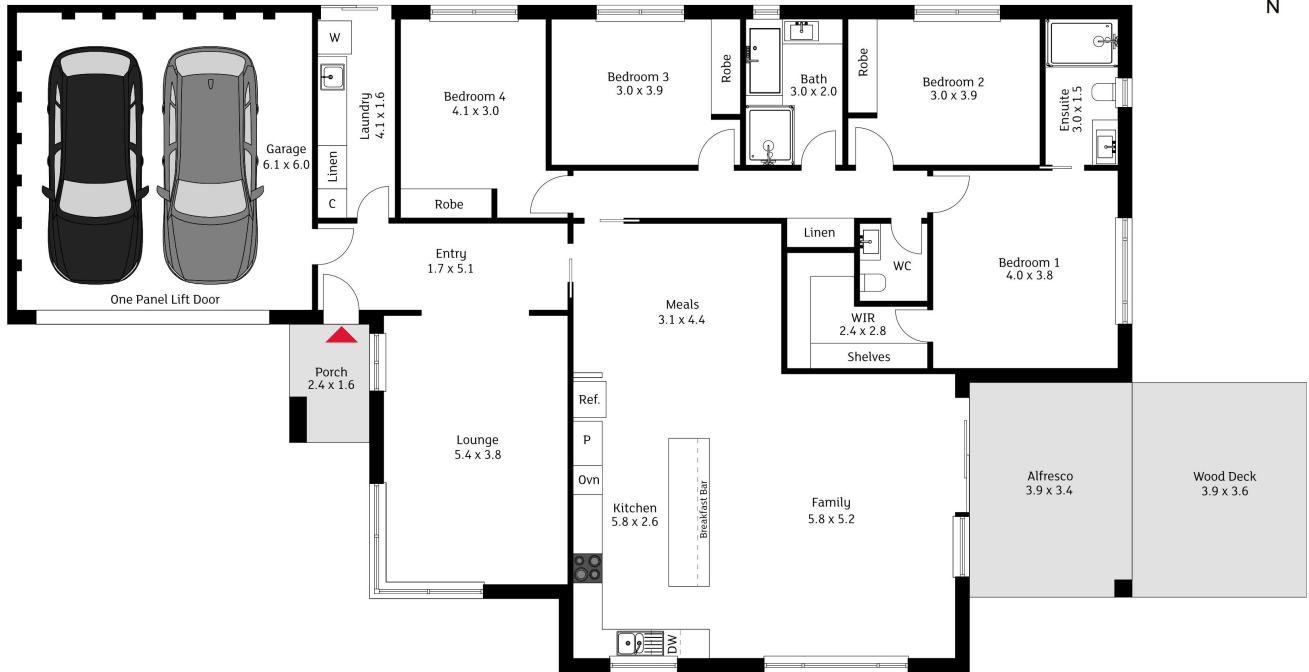
### Peta Barrett 0499 044 028

Licensed Agent | [peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

19 Lucy Beeton Crescent, Bonner



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.

