



## Bonner, 21 Lucy Beeton Crescent

Space, Comfort, and Convenience in Bonner - LAND RENT

Tucked away in a quiet pocket of Bonner, this beautiful home offers space, comfort, and a seamless indoor-outdoor flow. With new carpets and fresh paint throughout, it's move-in ready and designed for easy living.

Expansive open-plan living takes full advantage of the neighbouring reserve, creating a sense of space and tranquillity. The well-appointed kitchen, complete with a large island bench and walk-in pantry, is designed for effortless cooking and entertaining. The oversized main bedroom offers a private retreat with an ensuite, while the additional bedrooms provide plenty of space for queen-sized beds. A dedicated study nook adds to the home's practicality, making it as functional as it is inviting.

Offered under a land rent lease, this is a fantastic opportunity to secure a spacious, well-located home without the upfront cost of full land ownership.



**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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**For Sale**  
\$499,000+

**View**  
[ljhooker.com.au/35BDGCV](https://ljhooker.com.au/35BDGCV)

**Contact**  
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**EER** ★★★★★★

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

#### Features:

Property is on land rent: <https://www.revenue.act.gov.au/home-buyer-assistance/land-rent-scheme>

- Freshly updated with new carpets and paint throughout
- Spacious open-plan living area with views of the neighbouring reserve
- Well-appointed kitchen with large island bench, gas cooktop, and walk-in pantry
- Oversized main bedroom with ensuite
- Additional bedrooms easily accommodating queen-sized beds
- Dedicated study nook
- Ducted gas heating and evaporative cooling
- Solar system and hot water system
- Carport

#### Proximity to Amenities:

- Bonner Shopping Centre: 5-minute drive
- Gungahlin Marketplace: 8-minute drive
- Gungahlin College: 10-minute drive
- Yerrabi Pond District Park: 5-minute drive
- Canberra CBD: 20-minute drive
- Nearest bus stop: 3-minute walk
- Bonner Primary School: 5-minute drive

## More About this Property

<b>Property ID</b>	35BDGCV
<b>Property Type</b>	House
<b>House Size</b>	165 m2
<b>Land Area</b>	630 m2
<b>EER</b>	6
<b>Including</b>	Evaporative Cooling Solar Panels Carport Tiles Carpet Gas Cooking Study Nook

**Troy Thompson 0408 694 917**

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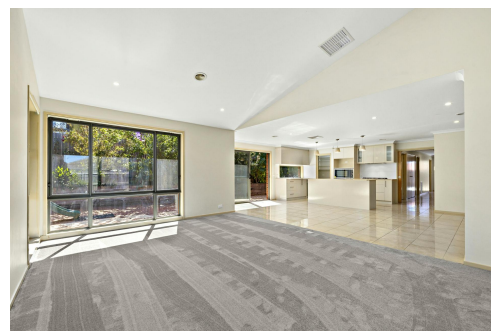
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

21 Lucy Beeton Crescent, Bonner

Produced by DIAKRIT