



42 Roy Marika Street, Bonner

The Art of Balanced Living

Split-level living, elevated. Designed with intention, this home brings together open, light-filled spaces and thoughtful functionality.

The heart of the home is the open-plan kitchen, living, and dining area - effortlessly connected and made for both entertaining and everyday ease. A separate lounge offers a quiet retreat, while a tucked-away study nook adds the flexibility to work or focus when needed.

Theatre nights are sorted with a dedicated media room, offering a true cinematic experience at home. Three bedrooms feature built-in robes, while the master steps it up with a walk-in and private ensuite. Solar panels add energy efficiency without compromising comfort.

A home that adapts to the way you live - stylish, practical, and ready for what's next.

Features:

- Split-level design offering functional separation of living zones
- Open-plan kitchen, living, and dining area filled with natural light
- Modern kitchen with gas cooktop, quality appliances, and ample bench space
- Dedicated theatre room for an immersive entertainment experience

4 2 2

FOR SALE
\$1,049,000+

AGENTS

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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.

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- Separate lounge and study nook for flexibility and privacy
- Three bedrooms with built-in robes; master with walk-in and private ensuite
- Beautifully established gardens with ample space for kids and pets to play
- Spacious outdoor living area, featuring a covered pergola and alfresco for year-round enjoyment
- Ducted heating and cooling for year-round climate control
- Gas hot water system for efficient everyday living
- Solar panels for improved energy efficiency and reduced costs
- Contemporary bathrooms with quality finishes
- Neutral tones and modern styling throughout
- Well-proportioned layout suited to both families and professionals
- Close to schools, parks, local shops, and Bonner shopping village

Proximity to Amenities:

- Within 2 minutes' drive to Bonner Shops
- Within 3 minutes' drive to Neville Bonner Primary School
- Within 5 minutes' drive to Amaroo School and Amaroo Village Shops
- Within 6 minutes' drive to Gungahlin Town Centre
- Within 4 minutes' drive to Mulligans Flat Nature Reserve
- Within 7 minutes' drive to Gungahlin College
- Within 20 minutes' drive to Canberra CBD

MORE DETAILS

Property ID	35KFGCY
Property Type	House
Land Area	584 m2
EER	4
Including	Air Conditioning Alarm Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Gas Cooking Gas Hotwater Open Plan Ensuite

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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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