



## Bonner, 56 Irinyili Street

### The Perfect First Home

Easy care and modern, this three bedroom ensuite home could be just what you've been waiting for. With a tasteful neutral colour scheme, the home offers the perfect blank canvas to add your personal flair.

With a flowing design there is a separate lounge room plus a spacious open family and dining area. The kitchen is well appointed with a dishwasher, a large breakfast bar and plenty of cupboard space. Features such as ducted gas heating and reverse cycle air conditioning complete the package.

The family room opens out to a great covered entertaining area and outdoors the gardens are low maintenance and private. Additionally the location is ideal, within easy reach of schools and shopping, and with lovely ponds and parkland just minutes away. Don't delay your inspection.



**For Sale**  
\$799,000+

**View**  
[ljhooker.com.au/34NXGKY](http://ljhooker.com.au/34NXGKY)

**Contact**  
**Peta Barrett**  
0499 044 028  
[peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

EER ★★★★★☆

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



**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.

- \* Three ample bedrooms, the main with ensuite bathroom
- \* Separate north facing light filled lounge room
- \* Spacious open family/ dining area
- \* Reverse cycle air conditioning
- \* Ducted gas heating
- \* Cupboard filled kitchen with dishwasher and ample cupboard space
- \* Great covered outdoor entertaining area
- \* Low maintenance private garden
- \* Single garage with internal access
- \* Great location, near to schools and shops, with parkland nearby

#### Quick stats

- House size: 156sqm approx.
- Internal living size: 132.50sqm approx.
- Garage: 23.50sqm approx.
- Land size: 329sqm approx.
- Rates: \$2499pa approx.
- Land tax (only if rented): \$3,740pa approx.
- Year built: 2011
- EER: 5.0 stars

## More About this Property

<b>Property ID</b>	34NXGCV
<b>Property Type</b>	House
<b>House Size</b>	156 m2
<b>Land Area</b>	329 m2
<b>EER</b>	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, GUNGAHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



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**56 Irinyili Street, Bonner**

The floorplan 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 enquires.

Produced by **DIAKRIT**