



Bonner, 3/147 Bill Ferguson Crescent

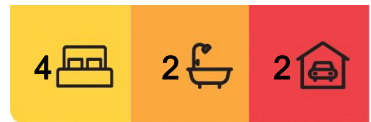
Easy Living, Prime Location

FIND.

Nestled in a peaceful and family-friendly pocket of Bonner, this impeccably designed dual-level townhouse offers a seamless blend of space, comfort, and convenience. Thoughtfully crafted to cater to modern living, this home is perfect for families, professionals, or investors looking for a low-maintenance lifestyle in a sought-after location.

LOVE.

Spanning two well-appointed levels, the home features four generously sized bedrooms, all with built-in robes, complemented by two bathrooms plus a convenient powder room. The heart of the home is the open-plan living and dining area, which flows effortlessly into a private courtyard that overlooks a lush reserve, offering views of open green space. The sleek kitchen is equipped with a gas cooktop, electric oven, and ample storage, as well as a ducted reverse-cycle heating and cooling system.



For Sale
\$750,000+

View
ljhooker.com.au/1HM0F9U

Contact
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz
0415 366 287
olivia.schultz@ljhkippax.com.au

EER ★★★★★★



LJ Hooker Kippax
(02) 6255 3888

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.

LIVE.

Ideally positioned in the heart of Bonner, this residence offers unparalleled convenience. Just moments from shopping precincts, quality schools, and public transport, everything you need is within easy reach. Enjoy nearby parks, walking trails, and nature reserves, making it an ideal setting for an active and balanced lifestyle.

RATES/SIZE:

- Living: 135sqm
- Garage: 39sqm
- Rates: \$2,469 p.a. approx.
- Land tax: \$3,536 p.a. approx.
- Body corp: \$2,860 p.a. approx.
- EER: 6.0

FEATURES:

4 spacious bedrooms, all with built-in robes
2 bathrooms + powder room
Open-plan living and dining
Modern kitchen
Ducted reverse-cycle heating & cooling
Low-maintenance courtyard
Double car garage with internal access

ABOUT THE AREA:

Transport:

- Easy access to public transport and major roads
- Short drive to Gungahlin Town Centre

Shopping & Dining:

- Bonner Shops & Amaroo Village nearby
- Gungahlin Marketplace just minutes away

Schools:

- Bonner Primary School
- Amaroo School
- Burgmann Anglican School

WHAT THE OWNER LOVES:

- "We love how low-maintenance and convenient this home is, with everything we need just minutes away."
- "The courtyard overlooking the reserve gives a sense of privacy and a beautiful natural outlook."
- "The location is fantastic - great schools, parks, and shopping all within easy reach."

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



LJ Hooker Kippax
(02) 6255 3888

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.

More About this Property

Property ID	1HM0F9U
Property Type	House
House Size	134 m2
EER	6

Eoin Ryan-Hicks 0424 042 419

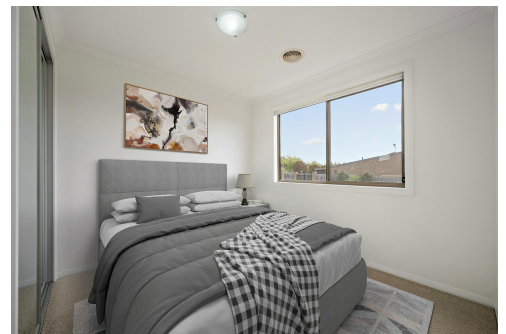
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

Olivia Schultz 0415 366 287

Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au



LJ Hooker Kippax
(02) 6255 3888

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.



Ground Floor



First Floor

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.

3/147 Bill Ferguson Street, Bonner

Produced by DIAKRIT