



8/25 Burnum Burnum Close, Bonner

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## The perfect first home

Affordable, convenient and secure, 8/25 Burnum Burnum Close is an immaculately presented single level townhouse that offers a very comfortable and low-maintenance lifestyle.

Situated in a complex of 22 dwellings, and backing reserve, this outstanding home offers two large bedrooms, open plan living/dining, two bathrooms, ergonomic kitchen and a euro-style laundry.

The kitchen offers easy-clean benchtops, electric cook top and oven, dishwasher and plenty of cupboard space.

The large main bedroom complete with two double door built-in robes and ensuite complete with double shower. The 2nd bedroom also has a built-in robe as well as sliding door access to the rear courtyard.

The main bathroom could easily be a second ensuite.

There are two large courtyards:  
The front courtyard has a northerly aspect and includes a timber deck;  
The rear courtyard offers plenty of space for a vegie garden and also has access to the reserve and Bonner ponds.

Take the time to inspect this exceptional home. You won't be

**FOR SALE**  
\$610,000+

### AGENTS

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### AGENCY

LJ Hooker Gungahlin  
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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.

 **LJ Hooker**

disappointed.

Sincerely yours,  
Jeff

At a glance...

- Immaculate two-bedroom townhouse
- Exceptional location
- Pet friendly complex
- Backing reserve and Bonner Ponds
- Front and back private courtyard gardens
- Ensuite
- Euro-style laundry
- Open plan living & dining
- Brick veneer home
- Ergonomic kitchen
- Easy-clean benchtops
- Electric cook top & oven
- Dishwasher
- Gas wall furnace
- Continuous gas hot water
- Single lock-up garage with remote and internal access
- Additional car space
- North facing
- NBN
- 84.55sq/m of living
- 20.35sq/m garage
- Construction 2011
- Aspect: NNE
- 800m to Neville Bonner Primary School & Bonner Shopping Centre
- EER 6.0

Approximate:  
Rates \$tbc  
Land Tax \$tbc  
UV \$tbc  
Strata: \$tbc

For more information, please call:  
Jeff Shortland,  
0417 483 627, or email [Jeff.shortland@ljhooker.com.au](mailto:Jeff.shortland@ljhooker.com.au)

Or Julian Parmeter  
0415 377 225

General:  
Rates approx: \$tbc  
•Land tax: (investors only) tbc  
•Strata: \$tbc  
•EER 6.0



## MORE DETAILS

Property ID 35SHGCV  
Property Type Townhouse  
House Size 85 m2  
EER 6  
Including Gas Wall Furnace

**Jeff Shortland 0417 483 627**

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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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