



Bonython, 1/24 Helen Mayo Crescent

Single level, low maintenance home in family friendly Bonython

Welcome to this delightful street frontage dual occupancy home located on Helen Mayo Crescent in the heart of Bonython. This inviting home offers a perfect blend of comfort and convenience, making it an ideal choice for first home buyers, downsizers or investors with an added bonus of no strata fees. With three generously sized bedrooms, there's plenty of space. The single bathroom is well-appointed and conveniently placed to serve all rooms efficiently.

At the front of the house the living area is generous in size and captures the afternoon sun. The kitchen is neat and functional and overlooks the living and dining area. The master bedroom has sliding door access to the large, covered pergola.

The inviting courtyard offers an ideal space for outdoor activities and relaxation. Whether you're hosting a barbecue or enjoying a quiet evening under the stars, this area provides

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1 

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For Sale
\$710,000+

View
ljhooker.com.au/C15HQH

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EER ★★★★★

LJ Hooker Tuggeranong
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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.

the perfect backdrop. The two-car garage ensures ample parking and storage space for your vehicles and belongings and the rear roller door provides access to the rear of the property.

Located in the vibrant suburb of Bonython, the area offers a variety of parks and recreational facilities, ensuring that there are plenty of activities to keep everyone in the family entertained. For those with children, you'll be close to the well-regarded Bonython Primary School. Plus, with convenient access to South.Point shopping centre, public transport and main arterial roads, you are perfectly positioned.

Don't miss this opportunity to secure a lovely single level home in one of Bonython's most sought-after areas. Contact LJ Hooker Tuggeranong today to arrange an inspection and take the first step towards making this charming property your own. Don't delay, homes like this don't stay on the market for long!

Other features enjoyed by this home include:

- *Tiled flooring
- *Ducted reverse cycle air conditioning
- *Slab construction
- *Split system air conditioning
- *Lined blackout curtains
- *Neutral tones
- *Carpet in bedrooms
- *Separate toilet
- *Colorbond fencing
- *Double garage
- *Private, secure backyard
- *Desirable location
- *Pergola
- *Rinnai continuous gas hot water
- *Double blinds, block out and sheer in the living areas
- *Additional pull-out clothesline under the pergola
- *Motorised roller doors

- *Block size: 348m²
- *Living space: 94.72m²
- *Garage: 36.71m²
- *House built: 1992
- *Rates \$2,658 per annum
- *Land Tax \$3420 per annum
- *EER 4 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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More About this Property

Property ID	C15HQH
Property Type	DuplexSemi-detached
House Size	94 m ²
Land Area	348 m ²
EER	4
Including	Courtyard Built-in-Robes

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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.

1/24 Helen Mayo Crescent, Bonython

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