



15 Bardolph Street, Bonython

## The ultimate Bonython entertainer with room for everything!

Going to Auction at In rooms, LJ Jooker Canberra City at 6pm  
Wednesday 20th May 2026

Set behind a neatly landscaped frontage, this impressive four-bedroom family residence has been thoughtfully updated to meet the rhythm of modern living. Its the kind of home that delivers, and keeps delivering .

At its heart lies a smartly renovated kitchen, where gas cooking, clean lines, and practical design come together effortlessly - a space ready for busy mornings, slow Sunday breakfasts, and everything in between. The adjoining living areas flow with ease, anchored by comfort all year round thanks to ducted reverse cycle air conditioning, while a slow combustion fireplace adds that unmistakable touch of winter charm.

The master suite offers a private retreat, complete with its own ensuite and walk-in robe, while the additional bedrooms provide flexibility for growing families or those needing extra space to work or

4  2  3 

### AUCTION

Wed 20th May @ 6:00PM

### VIEW

Sat 2nd May @ 9:00AM - 9:30AM

### AGENTS

Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

### AGENCY

LJ Hooker Kaleen  
(02) 6241 1922

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**

unwind.

Outdoors, the home truly comes into its own. A large covered entertaining area invites gatherings of all sizes - from casual weekend barbecues to milestone celebrations - all set against an easy-care garden with synthetic grass and a beautifully landscaped block, ensuring your time is spent enjoying rather than maintaining.

Car accommodation is exceptional, with secure garaging for three vehicles, complemented by a workshop and ample storage for tools, hobbies, or weekend projects.

Adding further appeal is a substantial solar array of 24 panels, offering energy efficiency and long-term savings - a practical bonus that makes a real difference.

This is a home built for living well, in a location that continues to be in strong demand. 15 Bardolph Street is ready for its next chapter, and it's one well worth stepping into.

Looking to call Bonython home? Please speak with Tim Russell 0416087834 or Jackson White Brettell 0421479376 for further information or a private inspection.

Features include:

- 4 generous bedrooms
- Ensuite bathroom and walk in robe to the main bedroom
- Reverse Cycle air conditioning
- Slow combustion fire place
- 3 car garage with workshop and storage space
- 24 panel solar system on the roof

Property Info:

- Rates: \$3920 approx
- Land Tax: \$5,020 pa approx
- U.V: \$518,000
- Block Size 768m2
- EER: 3.0

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## MORE DETAILS

Property ID 2H2BF9Q  
Property Type House  
House Size 166 m2  
Land Area 768 m2  
EER 3

### **Tim Russell 0416 087 834**

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### **Jackson White-Brettell 0421 479 376**

Executive Assistant to Tim Russell | [Jackson.white-brettell@ljkaleen.com.au](mailto:Jackson.white-brettell@ljkaleen.com.au)

### **LJ Hooker Kaleen (02) 6241 1922**

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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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