



## Bonython, 33 Bottrill Street

The Size will Surprise!

If you're looking for a home that grows with your family, this is it. Big, versatile and filled with modern updates, this expansive 4-bedroom, 2-bathroom residence is tucked behind an unassuming facade and designed for family living on a grand scale. Nestled in a family-friendly street, you'll love the multiple living spaces, stunning backyard and plenty of room for work, play and everything in between.

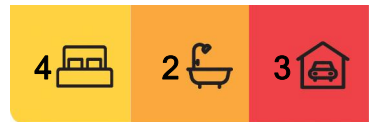
Inside the light-filled living spaces start with the peaceful front lounge leading on to the open-plan dining area and kitchen. Family meals are a breeze with quality Fisher & Paykel appliances, 40mm stone benchtops and walk-in pantry packed with storage. At the rear of the home is the true showstopper, the expansive newly extended living space - perfect for family movie nights, entertaining and relaxing.

Parents will love the master suite, privately positioned away from the rest of the home, with an updated ensuite and a huge walk-in robe. Kids can take their pick of three spacious



**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.



**For Sale**  
\$989,000+

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**Contact**  
**Patrick Kinnane**  
0430 435 330  
[Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)

**Andrew Curren**  
0424 288 717  
[Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

**EER** ★★★★★☆

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bedrooms, serviced by an updated family bathroom with spa bath and separate powder room. Need more space? A dedicated office space makes working from home a breeze by day and a great spot for homework in the evenings.

Outside, the elevated alfresco area with LED downlights and ceiling fan, is the perfect place for summer BBQs, while the firepit area below sets the scene for cozy nights under the stars. Mature gardens provide privacy and shade, and with multiple parking options - including a double garage, carport, and extra space for a boat, caravan, or trailer - there's room for all your family's adventures. Minutes from Tuggeranong town centre, schools and a range of parks and recreation facilities, this is the perfect family home in an unbeatable location. Homes like this don't last long - make your move today!

#### Features:

- Expansive single level 4-bedroom, 2-bathroom home on a large private block
- Multiple living areas, including formal lounge and an enormous rear rumpus room
- Open-plan kitchen with 40mm stone benchtops, Fisher & Paykel oven, cooktop, Westinghouse dishwasher and a walk-in pantry
- Segregated master suite with an updated ensuite and large walk-in robe
- Three additional spacious bedrooms, all with built-in robes
- Updated family bathroom with spa bath and separate powder room with double sinks
- Dedicated study/home office - perfect for kids or remote work
- Energy efficient with ducted reverse cycle heating & cooling throughout, solar panels to save on bills and double-glazed windows and sliding door to the extension
- Large separate laundry with ample storage and rear access
- Elevated covered alfresco area with ceiling fan, plus a paved firepit area and established gardens
- Off-street parking for multiple vehicles, plus a double garage and carport behind secure gates
- Close to town centre, top schools, shops, parks, and transport links
- Living area: 208m<sup>2</sup>;
- Alfresco area: 30m<sup>2</sup>;
- Garage area: 44m<sup>2</sup>;
- Block size: 800m<sup>2</sup>;
- EER: 5 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

<b>Property ID</b>	CGZHQH
<b>Property Type</b>	House
<b>House Size</b>	208 m2
<b>Land Area</b>	800 m2
<b>EER</b>	5

### Patrick Kinnane 0430 435 330

Licenced Agent | Patrick.kinnane@ljhooker.com.au

### Andrew Curren 0424 288 717

Principal / Franchise Owner | Andrew.curren@ljhooker.com.au

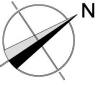
### LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au



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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.

33 Bottrill Street, Bonython

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