45 Tenison-Woods Circuit, Bonython

Hamptons-Inspired Living with No Body Corporate - A Rare Bonython Gem

Positioned in a quiet, well-established pocket of Bonython, this beautifully renovated and separately titled townhouse offers a rare opportunity to secure a home with no body corporate fees - a true standout in today's market.

From the moment you step inside, you'll be captivated by the home's elegant Hamptons-inspired aesthetic, where soft tones, quality finishes and thoughtful updates create a warm and inviting atmosphere. Designed for modern living, the home seamlessly blends style and functionality, with multiple living zones including a versatile multipurpose space - ideal as a home office, study or separate dining area.

Upstairs, the bedrooms provide a peaceful sanctuary, complete with new carpet, built-in robes and ceiling fans, while the master suite enjoys its own private touch with a charming Juliet balcony overlooking established trees - perfect for your morning coffee or evening unwind.

3 2 2

FOR SALE
$850,000+

AGENTS

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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.

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The beautifully renovated kitchen forms the heart of the home, complete with quality appliances, gas cooking and bespoke cabinetry. It overlooks a versatile dining or second living area - easily adapted to suit your lifestyle which flows directly through to the backyard, creating a seamless indoor-outdoor connection. Downstairs also offers the added convenience of a powder room, thoughtfully positioned off the renovated laundry. Comfort is assured year-round with brand new ducted gas heating (installed April 2026) alongside multiple split systems throughout.

Step outside and you'll discover a truly special space - an expansive deck framed by beautifully landscaped gardens with established magnolias, camellias and crepe myrtles. It's a private oasis, ideal for entertaining or simply relaxing in a serene setting.

Located within walking distance to local shops, schools and amenities, this home offers the perfect balance of lifestyle, convenience and low-maintenance living - without compromise.

Features:
•Separately titled townhouse - no body corporate fees
•Brand new ducted gas heating (April 2026)
•Split systems in living area, master and bedroom two
•Beautifully renovated kitchen with gas cooktop & dishwasher
•Updated ensuite, main bathroom with bath + separate toilet
•Downstairs powder room
•Multipurpose space - ideal home office or retreat
•Floating floorboards & new carpet to bedrooms
•Ceiling fans throughout
•Renovated laundry with quality finishes
•LED downlights throughout
•Built-in cabinetry to dining
•Double garage with internal access & remote entry
•Gas hot water
•Solar skylights (x3)
•Stunning outdoor entertaining deck
•Landscaped gardens with magnolia, camellia & crepe myrtle trees
•Walking distance to Bonython Primary School and South.Point Tuggeranong

Facts & Figures
•Living space: 143m2
•Block size: 317m2
•Garage: 35m2
•House built: 1995
•Rates: $2959 per annum
•Land Tax: $4383 per annum (if applicable)
•EER: 4 stars

EER ★★★★☆☆

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MORE DETAILS

Property ID	CUSHQH
Property Type	House
House Size	143 m2
Land Area	317 m2
EER	4

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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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