



9 Hocking Place, Bonython

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Rare 4-Car Accommodation & Huge Rumpus - Family Living on 935m2

FOR SALE

Auction

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LJ Hooker Tuggeranong

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Positioned at the end of a peaceful cul-de-sac and siding reserve, this generously proportioned family home offers space, flexibility and superb outdoor entertaining on a substantial 935m2 block. The internal floorplan is approximately 209m2 with multiple living areas and accommodation for up to four vehicles, 9 Hocking Place, Bonython is perfectly suited to growing families seeking comfort, functionality and privacy.

Inside, the home offers a versatile layout with separate living zones including a formal dining room, a large family and meals area, and an impressive rumpus room that flows effortlessly to the outdoor entertaining space. The oversized second living area and meals space connects beautifully with the backyard, creating a seamless indoor-outdoor lifestyle ideal for entertaining or relaxing with family and friends.

The renovated kitchen sits at the heart of the home and will delight home cooks with quality appliances including a Miele induction cooktop, pyrolytic oven and dishwasher. A breakfast bar with seating

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**

provides a casual gathering spot for busy mornings or evening catchups.

The spacious master bedroom features built-in robes, its own split system and a large ensuite complete with a corner spa bath. All additional bedrooms include built-in robes and are serviced by a well-appointed main bathroom with a separate toilet.

Comfort is ensured year-round with ducted gas heating, evaporative cooling and an additional split system in the main living area. Honeycomb blinds throughout and external awnings to three bedrooms further enhance energy efficiency, while the 5.2kW solar system with 6.5kWh battery helps keep energy costs down.

Outdoors, the home truly shines with a gorgeous entertaining area under a pitched pergola with canvas blinds, surrounded by established gardens including five olive trees. A new retaining wall, Colorbond fencing and a garden shed add practicality to the beautifully maintained yard.

Car accommodation is exceptional with a double garage offering internal access and built-in shelving, plus two carports under the roofline (one with a roller door) and a dual driveway providing ample off-street parking.

Located just moments from Bonython Primary School, local parks and walking trails, this is a fantastic opportunity to secure a spacious family home in a tightly held and family-friendly pocket of Bonython.

Features include:

- 209m² of internal living on a generous 935m² block
- 5.2kW solar system with 6.5kWh battery
- Four bedrooms, all with built-in robes
- Spacious master with split system and ensuite with corner spa bath
- Double garage with internal access and built-in shelving
- Two carports under the roofline (one with roller door)
- Multiple living areas including formal dining, family/meals, large second living area and rumpus room
- Renovated kitchen with Miele induction cooktop, pyrolytic oven and dishwasher
- Main bathroom with separate toilet
- Ducted gas heating and evaporative cooling
- Split system in main living area and master bedroom
- Honeycomb blinds throughout
- R4.0 ceiling insulation
- External awnings to three bedrooms
- Pitched pergola with canvas blinds for outdoor entertaining
- New retaining wall
- Established gardens including five olive trees
- Colorbond fencing throughout
- Dual driveway with excellent off-street parking
- End of quiet cul-de-sac siding green space
- Close proximity to Bonython Primary School

Facts & Figures:

- Living size 209m²
- Garage size 45m²
- Carport sizes 19m² & 21m²
- Block size 935m²
- EER 3.5 stars
- Rates \$3,598 per annum
- Land Tax \$5,592 per annum (If applicable)
- Year built 1990

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.

MORE DETAILS

Property ID	CTAHQH
Property Type	House
House Size	209 m2
Land Area	935 m2
EER	3.5

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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