1/10 Kingscote Crescent, Bonython

Light-Filled Living, Lush Gardens & No Body Corporate Fees

Light-filled, private and surrounded by established landscaped gardens, this three-bedroom dual-occupancy home delivers space and comfort, without the upkeep. With north-facing living, beautifully maintained gardens and a practical single-level layout, it's a home that works for you whether you're starting out, scaling down or investing. As a bonus, it comes with no body corporate fees, a rare advantage in this sought after pocket of Tuggeranong.

Living that feels good to come home to: The north-facing living and dining area capture all-day sunlight, with large windows framing lush garden views and year-round colour on both sides. Fresh carpet and curtains give this home a clean, modern feel, while the open-plan kitchen keeps everything connected. A breakfast bar, two door pantry, electric appliances and great storage make everyday life easy and functional.

A backyard you'll actually use: Slide open the doors to a paved entertaining area and stunning garden. Camellias, roses, thriving lemon tree and lush lawn create a colourful, low-maintenance outdoor

3 1 2

FOR SALE
$730,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

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space that's ready to enjoy from day one. Perfect for relaxing, entertaining, or weekend pottering.

Simple, flexible accommodation: Three well-sized bedrooms are set away from the living zone. The master includes wall-to-wall robes, while the extra bedrooms adapt easily for kids, guests or a study. The refreshed bathroom features updated vanity, screens, mirror and tapware, ensuring a sleek, modern feel.

Quiet and conveniently located: Set in a family friendly street, you're an easy walk to childcare, schools, local shops and parks. Tuggeranong Town Centre, government offices and major amenities including transport, gyms and shopping are just minutes away, making daily life simple and well connected. Smart investments like this don't come up often. Move quickly to make it yours today!

Why you'll love it:

- Single level three-bedroom dual-occupancy home with no body corporate fees
- North-facing open-plan living filled with natural light and garden views front and back
- Paved outdoor entertaining area with established gardens and year-round colour
- Kitchen with breakfast bar, pantry, electric appliances
- Dishwasher
- Brand-new carpet and curtains throughout, with retractable shades outside
- Main bedroom with double wall-to-wall robes plus two more bedrooms, one with built-ins
- Refreshed bathroom with separate bath and rain shower
- Separate toilet
- Large separate laundry with excellent storage and external access
- Split system heating and cooling plus electric wall heater
- Double lock-up carport under roofline with remote entry, secure fencing, storage and additional off-street parking
- Conveniently located within walking distance to Bonython Primary School, Shared Beginnings Childcare, local shops and parks, and just minutes from Tuggeranong Town Centre.

- Living space: 97m2
- Carport/store: 45m2
- Block size: 452m2
- House built: 1991
- Rates: $753 per quarter
- Land Tax: $999.97 per quarter
- EER: 4.5 stars

EER ★★★★½

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MORE DETAILS

Property ID	CUBHQH
Property Type	House
House Size	97 m2
Land Area	452 m2
EER	4.5

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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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