



1/56 Kingscote Crescent, Bonython




## Light, bright & ready for your next chapter

Whether you're taking your first leap into the property market, downsizing to something more manageable, or building your investment portfolio, this inviting three bedroom freestanding home is the perfect fit. Affordable, practical and move-in ready, with brand-new carpet and fresh paint, it's the perfect opportunity for every chapter of life.

**Bright and comfortable living spaces:** Full-length windows and glass sliding doors flood the lounge and dining area with natural light, creating a warm and welcoming hub. The kitchen and meals area offer plenty of bench space, storage and room for casual meals - perfect for busy mornings or lazy weekends.

**Flexible spaces for work, rest and play:** Three good-sized bedrooms give you flexibility for every stage of life. The master comes complete with wall-to-wall robes, while two more bedrooms provide space for kids, guests, home office or hobby room.

**Outdoor space to call your own:** Outside the backyard is private with a low-maintenance lawn-ideal for kids, pets or to create your dream garden. Whether you're hosting summer BBQs or enjoying a quiet

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**FOR SALE**  
\$699,000+

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

coffee in the sunshine, this generous outdoor space is all yours to enjoy year-round.

Close to all the action: Located within walking distance to Tuggeranong Town Centre, you've got supermarkets, shops, cafés, restaurants and public transport at your fingertips. Great schools, parks and walking trails are close by, making this the perfect spot for a well-connected lifestyle. This is an exceptional opportunity to secure a great-value family home. Act quickly to make it yours today!

#### Why You'll Love It

- 3-bedroom, 1-bathroom freestanding home in a family-friendly location
- Affordable entry point for first home buyers or downsizers
- No body corporate fees
- Light-filled open-plan lounge and dining area opening out to the backyard
- Perfectly maintained kitchen with generous bench and cupboard space, gas stove and oven, plus additional meals area
- Large master bedroom with built-in robes
- Two additional bedrooms, perfect for kids, guests or a home office
- Practical family bathroom with separate bath and shower
- Gas heating in lounge, warms the meals/kitchen area
- Private backyard with plenty of lawn for kids, pets or a veggie patch
- Single carport plus additional off-street parking; storage room
- Walk to Tuggeranong Town Centre, schools, parks and public transport
- Block size: 418m<sup>2</sup>
- Living area: 98.4m<sup>2</sup>
- Carport area: 16.5m<sup>2</sup>
- House built: 1990
- EER: 3.5 stars
- Rates: \$744.91 p/q
- Land Tax: \$994.95 p/q (investors only)

#### 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	CN5HQH
Property Type	House
House Size	98 m <sup>2</sup>
Land Area	418 m <sup>2</sup>
EER	3.5

#### Patrick Kinnane 0430 435 330

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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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