







10/10 Helpmann Street, Bonython

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More space. Less upkeep. Everything close by.

Townhouse living doesn't have to mean settling for small. This spacious two-storey home has room to live now and grow later. Set within the sought-after Montana complex, you've got three bedrooms, two bathrooms plus a downstairs powder room and a double garage with internal access. Generous living and outdoor areas add to the appeal, just minutes from the heart of Tuggeranong. Freshly painted with new carpet, it's an ideal choice for first home buyers, young families and professionals seeking extra space, as well as a smart start your property journey.

Space to live and unwind: Downstairs is all about easy living and entertaining. The open-plan lounge and dining area is designed for entertaining, relaxing and everyday comfort. High ceilings and north-facing windows draw in natural light throughout the day, while the centrally positioned kitchen features a large island, stone benchtops, ample storage and quality appliances. Doors open to a private, low maintenance courtyard that extends the living space outdoors.

Three bedrooms, room to grow: Upstairs, three good-sized bedrooms and a study nook offer flexibility for families, guests or working from home. The spacious master includes an ensuite, walk-in robe and

FOR SALE
$749,000+

VIEW
By Appointment

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private balcony, while the two additional bedrooms both have built-in robes. A large family bathroom adds practicality, while a downstairs laundry and guest powder room complete the practical layout.

Townhouse convenience, central lifestyle: Tuggeranong Town Centre is a short walk away, placing shopping, restaurants and cafés all close to home. For nature lovers, Lake Tuggeranong, Pine Island, walking trails and swimming spots are also within easy reach. Schools, public transport and link roads are nearby, with easy connections to Woden and the city. If you're seeking more space than an apartment but less upkeep than a traditional house, this home strikes an appealing balance. Move quickly - this one will go fast.

Why you'll love it:

- Spacious three-bedroom, two-bathroom townhouse in the sought-after Montana complex
- Outstanding location a short walk to Tuggeranong Town Centre, Pine Island and transport options
- Fresh interiors with new paint and carpet throughout
- Ducted reverse cycle heating and cooling
- Generous open-plan lounge and dining with natural light from north-facing windows
- Modern kitchen with large island, stone benchtops, ample storage and quality appliances
- Private low-maintenance courtyard for entertaining and relaxing
- Master bedroom with walk-in robe, large ensuite and private balcony
- Two additional good-sized bedrooms both with built-in robes plus study nook on the upper landing
- Family bathroom with separate bath and shower, plus downstairs powder room for guests
- Separate laundry and excellent storage throughout
- Double remote-access garage with internal access plus plenty of visitor parking

" Living area: 134.2m²
" Garage area: 36.1m²

- Built: 2011
- Rates: $670.73 p/q
- Land tax: $886.00 p/q (investors only)
- Body corporate: $1089.32 p/q
- EER: 5.5 stars

Disclaimer:
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.

EER 

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MORE DETAILS

Property ID	D1GHQH
Property Type	Townhouse
House Size	170 m2
EER	5.5

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Upper Level



Lower Level

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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