

13/33 Ebenezer Street, Bonython

Spacious Family Townhouse Backing Nature Reserve

Beautifully refreshed and perfectly positioned with elevated views overlooking Tuggeranong Valley and Brindabellas, this well-presented townhouse offers comfortable living in a peaceful and tightly held setting.

Freshly painted throughout with new flooring, the home features a large open-plan lounge and dining area with a striking vaulted ceiling, creating a bright and spacious atmosphere. A separate family room provides additional living space, ideal for growing families or entertaining guests.

The master bedroom includes built-in robes and a private ensuite, while two additional bedrooms also feature built-in robes and are serviced by a well-appointed main bathroom.

Step outside to a large backyard with an outdoor entertaining area, perfect for relaxing or hosting family and friends. Positioned in an elevated location backing onto Mt Stranger Reserve, the property enjoys a peaceful outlook and natural surroundings.

Additional features include ducted heating and a double garage with

3  2  2 

FOR SALE
\$835,000

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Biba Berjaoui
0439 393 149
bberjaoui@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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**

internal access for added comfort and convenience.

Ideally located close to local schools, shops and Tuggeranong Town Centre, this home offers a wonderful combination of lifestyle, space and convenience.

- Eaglevale Ridge boutique complex
- Painted throughout
- New carpet and floating flooring
- Large open plan lounge and dining with vaulted ceiling
- Separate family room
- Master with robes and ensuite
- Two bedrooms with robes
- Large backyard with outdoor entertaining
- Ducted heating
- Double garage with internal access
- Elevated position backing Mt Stranger reserve
- Views over Tuggeranong Valley and towards the Brindabellas
- Close to local schools, shops and Tuggeranong Town Centre

Built: 1991

Living Size: 156.9 sqm

Balcony Size: 43 sqm

EER: 1.0

Rates: \$3,097.63p.a.

Body Corp Fees: \$3,660 p.a.

Land Tax: \$4,285.84p.a. (investors only)

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

| | |
|---------------|---|
| Property ID | HP0Z9F8H |
| Property Type | Townhouse |
| House Size | 200 m2 |
| Land Area | 559 m2 |
| EER | 1 |
| Including | Ducted Heating Balcony Deck Outdoor Entertaining Built-in-Robes Fully Fenced |

George Vlandis 0437 398 774

Sales Agent | gvlandis@ljhbelconnen.com.au

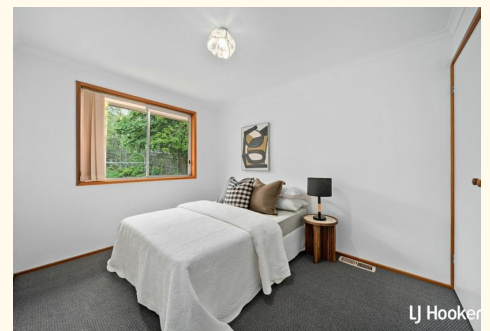
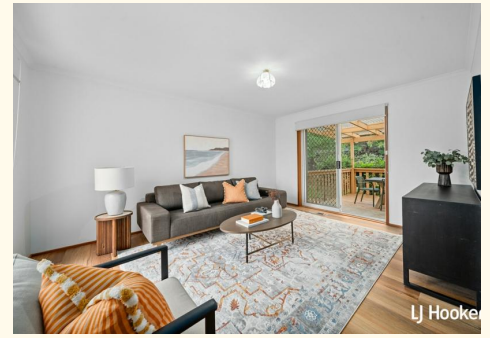
Biba Berjaoui 0439 393 149

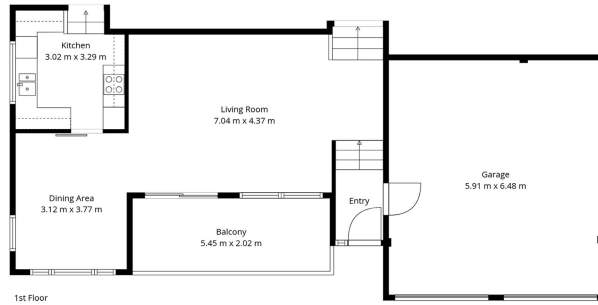
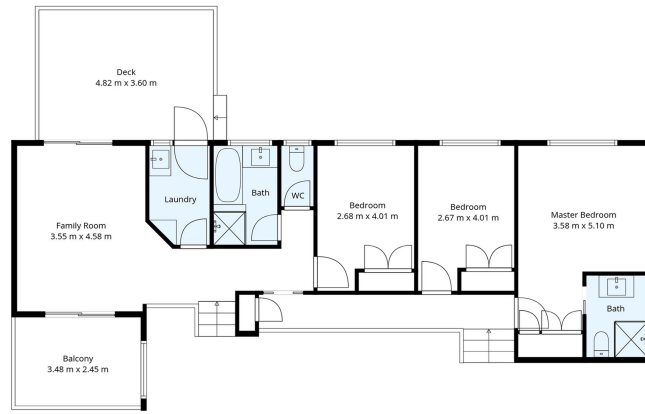
Sales Associate | bberjaoui@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





13/33 Ebenezer Street, Bonython

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.