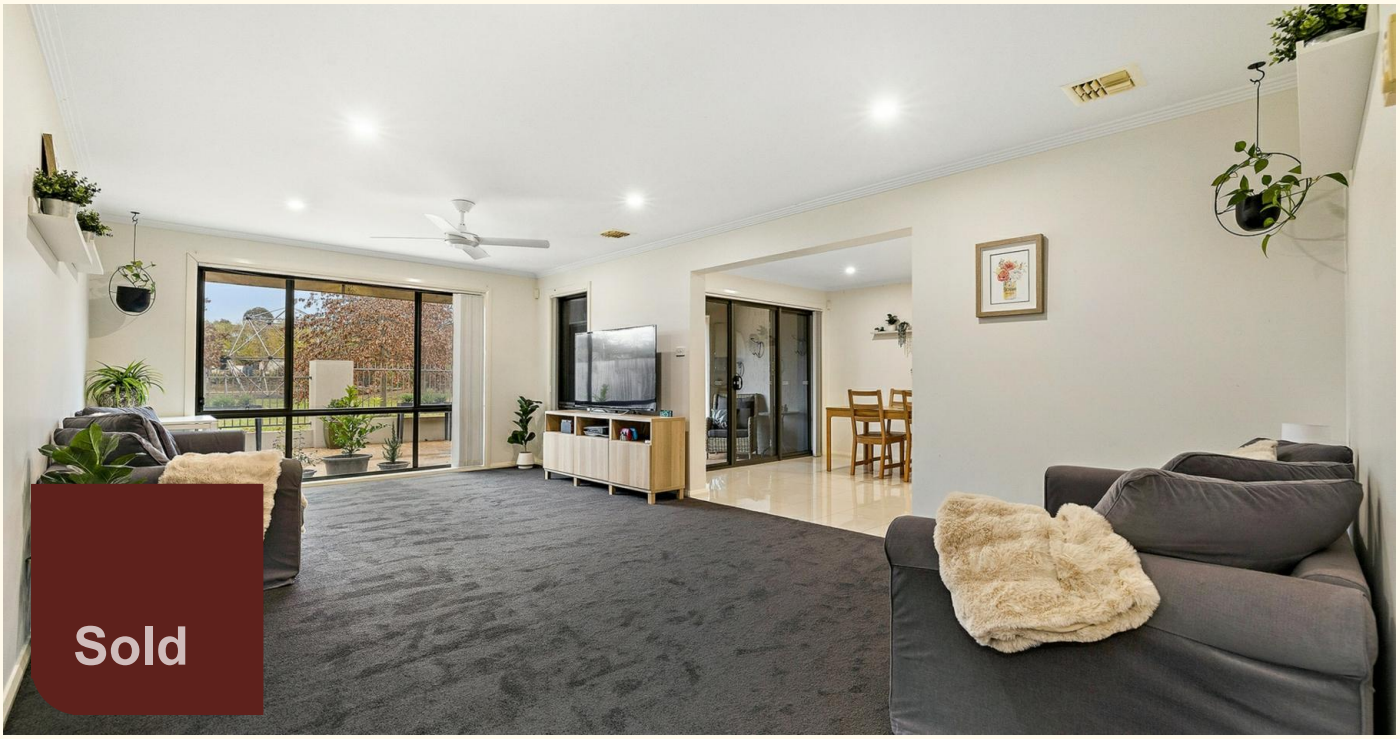








17/14 Burgoyne Street, Bonython

Spacious, Light-Filled Townhouse, Backing Parkland

Positioned in the sought-after suburb of Bonython, and set within the quiet, well-maintained boutique complex of Ventoux, this beautifully presented 3-bedroom, 2.5-bathroom townhouse with double garage offers a low-maintenance lifestyle of space, comfort and connection to the outdoors. With top floor views to the Brindabellas and backing directly onto a large community park featuring a playground, half-basketball court and BBQs, it's an ideal home for many stages of life, from first-home buyers, down-sizers, up-sizers, families or those who value a peaceful, green outlook.

Designed across two generous levels and featuring brand new carpet throughout, the home is filled with natural light and offers 158sqm of flexible living. Upstairs features westerly elevated views across the park and beyond to the mountains and captures spectacular sunset views, while downstairs flows seamlessly out to an oversized courtyard with direct park access, perfect for entertaining, relaxing or watching the kids play.

The ground level main living and dining areas are open, natural-light filled and airy, complemented by high ceilings and a modern kitchen featuring stone benchtops, stainless steel appliances and a walk-in

3 2 2

FOR SALE
$829,000+

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(02) 6213 3999

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

pantry. Ā full laundry and separate powder room on this level adds to everyday convenience.

Upstairs, the spacious main bedroom includes its own private balcony with park and Brindabella views, walk-in robe and ensuite. The freshly-painted additional bedrooms, one of which also features a large balcony on the eastern side, are well-sized and serviced by a modern main bathroom, while a study nook provides a practical space for working from home or study.

Comfort is well covered in this spacious townhouse with ducted reverse-cycle heating and cooling, ducted vacuum, and automatic double garage with internal access. Thoughtful inclusions and ample storage, including under-stair storage, make this a home that's easy to live in from day one.

The surrounding areas are also beneficial to the lifestyle, with Pine Island Reserve and Stranger Pond at the end of the street, perfect for exploring and walks, the large park and playground directly accessed from your courtyard with well-maintained free BBQs, perfect for summer entertaining and picnics, and all positioned within easy reach of Tuggeranong's shops, schools, and amenities, this is a home that balances lifestyle, space and location.

A note from our vendors - "This is the perfect home for first home buyers, for those starting a family, up-sizing, or downsizing - it would be a wonderful home for anyone and everyone! We hope someone else loves it as much as we have for the past 13 years. We've enjoyed every moment living here, there is a real sense of community, with wonderful neighbours, Christmas drive-way parties and seasonal events. We will also miss the amazing sunsets!"

Features include:
- Main bedroom with ensuite, walk-in robe and private balcony
- Two additional, freshly painted, well-proportioned bedrooms, one with large, private balcony
- Generous floorplan with internal living 158.2sqm
- Light-filled open plan living and dining with high ceilings
- Modern kitchen with stone benchtops, stainless steel appliances and walk-in pantry
- Study nook, ideal for work or study
- Main bathroom with separate toilet
- Downstairs powder room and full laundry
- Ducted reverse-cycle heating and cooling
- Ducted vacuum system
- New carpet throughout
- Excellent storage throughout, including under-stairs
- Private rear courtyard with paved entertaining area, louvred gazebo and small garden shed
- Double automatic garage with internal access
- Backing parkland in a quiet, well-kept complex
- Convenient location close to Tuggeranong amenities
- Close to bus stops for local schools

4 min to South.Point shopping centre Tuggeranong
3 min to Bonython Primary School, Bonython
5 min to Lake Tuggeranong College, Tuggeranong
5 min to St Mary MacKillop College, Isabella Plains
9 min to Namadgi School, Kambah

Rates: $2,706.28 per annum, approx.
Body Corporate: $1025.38/qtr, approx.
Rental Appraisal: conservative estimate $720 - $750 per week
Year built: 2008

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EER ★★★★★★
LJ Hooker

MORE DETAILS

Property ID	36Z9GCY
Property Type	Townhouse
House Size	194 m2
EER	6
Including	Ducted Cooling Ducted Heating Toilets (1)

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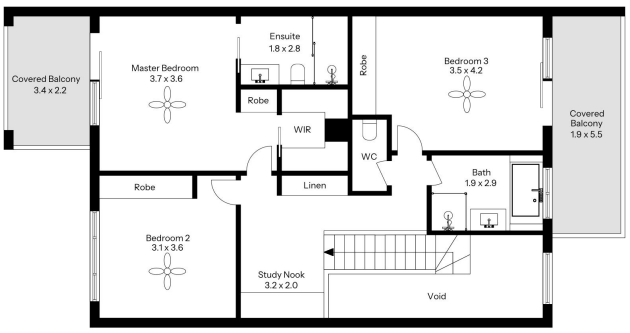




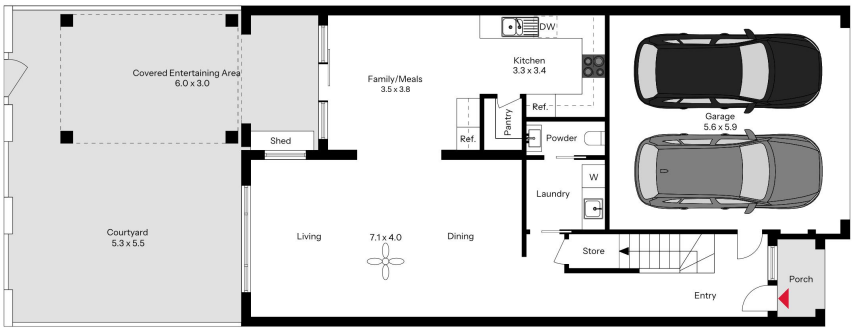




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First Floor



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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