



2/14 Burgoyne Street, Bonython

## Spacious Townhouse Living in a Sought-After Bonython Pocket




Set in the newer part of Bonython and offering an impressive 158m<sup>2</sup> of living space, this three-bedroom townhouse stands out for its size, quality inclusions and functional layout. Designed for low-maintenance living without compromise, it's ideal for families, professionals or downsizers seeking comfort and convenience.

The ground floor features open-plan living with timber-look flooring, a stone-topped kitchen complete with Bosch dishwasher, gas cooktop, walk-in pantry and downlights throughout. A full-size laundry, powder room and generous under-stair storage enhance everyday practicality.

Upstairs, the master suite enjoys a private balcony, walk-in robe and a large ensuite. Bedrooms two and three are both spacious with built-in robes, and the main bathroom includes a bathtub.

Year-round comfort is assured with ducted gas heating, electric cooling and a ducted vacuum system. Additional modern touches include a study nook for those working from home.

Outdoors, the courtyard is designed for minimal upkeep with artificial lawn, while the double garage offers internal access. Positioned with

3  2  2 

**FOR SALE**  
\$730,000+

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

an east-facing front and north-west rear aspect, the home sits within a well-maintained complex of just 20 residences.

This townhouse delivers impressive scale and lifestyle appeal in a tightly held location-an excellent opportunity for those seeking space, style and low-maintenance living in Bonython.

#### Facts & Figures

- Living space: 158.39m<sup>2</sup>
- Garage: 35.81m<sup>2</sup>
- Block: 177m<sup>2</sup>
- Built: Dec 2008
- Rates: \$2695 per annum
- Body Corporate: \$916.30 per quarter
- EER: 4.5 Stars

#### MORE DETAILS

Property ID	CQ7HQH
Property Type	Townhouse
House Size	158 m <sup>2</sup>
Land Area	177 m <sup>2</sup>
EER	4.5

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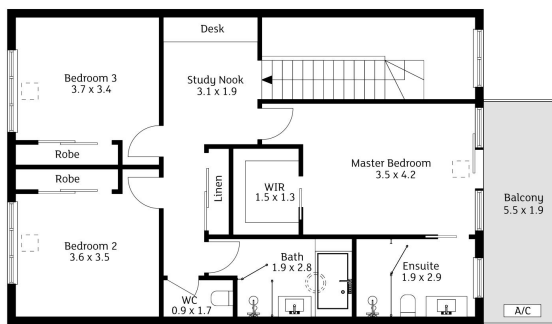
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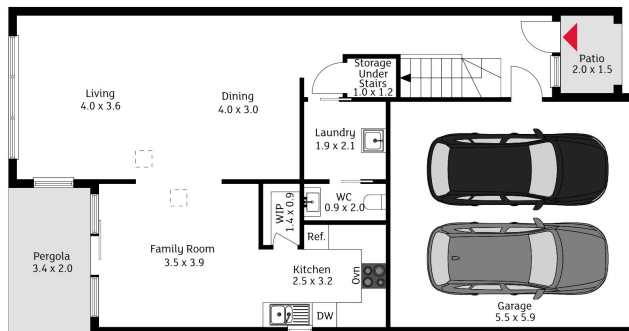
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1st Floor



Ground 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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