



26/63 Hurtle Avenue, Bonython

End Position, Extra Privacy, Easy Living

Positioned at the end of the sought-after Northern Hills complex in Bonython, this beautifully maintained fully detached three-bedroom townhouse enjoys a particularly appealing setting, with just one neighbour and no passing traffic. Offering a greater sense of privacy, a lovely low-maintenance yard and the convenience of a double garage, this is an opportunity to secure a home in a position that is hard to beat.

Inside, the home combines modern updates with practical living spaces designed to suit a range of lifestyles. The renovated kitchen is a standout, featuring stone benchtops, a Bosch dishwasher and contemporary finishes, while stylish plank flooring and downlights create a fresh, modern feel throughout.

The north-facing living room enjoys beautiful natural light, complemented by a separate dining area and an additional living space adjoining the kitchen. Ducted reverse-cycle heating and cooling ensures year-round comfort, while the thoughtful layout offers flexibility for relaxing, entertaining or spending time with family.

The main bedroom features a built-in robe, carpet and external roller

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FOR SALE

\$695,000+

VIEW

Sat 24th Oct @ 11:45AM - 12:15PM

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Interested parties must rely solely on their own enquiries.



shutters for added comfort and privacy. Bedrooms two and three are both generously proportioned. The spacious two-way bathroom includes a full-sized bath and updated vanity, with the added convenience of a separate toilet.

Outside, the covered pergola with ceiling fan provides a lovely space for outdoor entertaining or unwinding at the end of the day. The easy-care yard is enclosed by Colorbond fencing, while direct rear access to the communal green space is an added bonus for children to play or dogs to enjoy some room to roam.

Further improvements include a repointed roof, updated electrical switchboard and motorised doors to both garage doors, adding to the appeal for buyers seeking a well-maintained property.

The location is equally attractive, directly across the road from the well-regarded Bonython Primary School and just moments from South Point Shopping Centre and the extensive amenities of Greenway. With convenient access to Drakeford Drive and the Monaro Highway, as well as nearby walking trails and reserves, everything you need is close at hand.

Ideal for first-home buyers, young families, downsizers or investors, this is a home that combines comfortable living with a sought-after end position and an exceptionally convenient location. With its private setting, double garage and easy-care lifestyle, this is an opportunity not to be missed.

Property highlights:

- Three-bedroom townhouse in the sought-after Northern Hills complex
- Desirable end position & fully detached
- Double garage with motorised doors to both
- Renovated kitchen featuring stone benchtops and Bosch dishwasher
- North-facing living room filled with natural light
- Ducted reverse-cycle heating and cooling
- Covered outdoor pergola with ceiling fan
- maintenance yard with Colorbond fencing
- Rear access to communal green space, ideal for children and dogs
- Repointed roof and updated electrical switchboard

Facts & Figures

- Living: 106.5m²
- Block size: 244m²
- Garage: 39.7m²
- Year Built: 1990
- Body Corporate: \$853 per quarter
- Rates: \$3079 per annum
- Land Tax \$3932 per annum (If applicable)
- EER: 4 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.



MORE DETAILS

Property ID	D1THQH
Property Type	Townhouse
House Size	106.5 m2
Land Area	244 m2
EER	4

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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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