



8/20 Helpmann Street, Bonython

Low-Maintenance Luxury in the Heart of Bonython

Positioned within a peaceful and well-maintained complex, this beautifully presented townhouse delivers the perfect balance of contemporary comfort, effortless living, and exceptional convenience. Whether you're taking your first step into the market, expanding your investment portfolio, or searching for a low-maintenance lifestyle without compromise, 8/20 Helpmann Street is a home that truly delivers.

Designed with everyday living in mind, the thoughtfully considered floorplan is enhanced by an abundance of natural light and inviting open-plan living spaces that create an immediate sense of warmth and connection. The spacious living and dining area flows seamlessly to the well-appointed kitchen, where generous storage and functional design make entertaining and daily living equally enjoyable.

Accommodation offers well-proportioned bedrooms that provide peaceful retreats, complemented by a centrally positioned bathroom and practical laundry facilities. Every space has been designed to maximise comfort, functionality, and ease of living.

Stepping outdoors, the private courtyard offers a tranquil setting to

3 2 2

FOR SALE
\$795,000+

VIEW
Wed 29th Jul @ 4:30PM - 5:00PM

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AGENCY
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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

enjoy your morning coffee, entertain guests, or simply unwind in your own low-maintenance sanctuary. With minimal upkeep required, you'll have more time to enjoy everything this outstanding location has to offer.

Perfectly positioned in the heart of Bonython, you'll enjoy easy access to South Point Tuggeranong, quality schools, local cafés, recreational facilities, walking trails, public transport, and the picturesque shores of Lake Tuggeranong. This is a location renowned for its lifestyle, convenience, and strong community appeal.

Whether you're searching for your next home or a smart investment in an established suburb, this is an opportunity not to be missed.

Why you'll love it

- **Year-Round Comfort:** Ducted reverse-cycle heating and cooling ensures comfort in every season.
- **Spacious Bedrooms:** Well-appointed bedrooms, each complete with built-in wardrobes for practical everyday storage.
- **Light-Filled Living:** An expansive open-plan living, dining, and kitchen area designed to capture an abundance of northern sunlight.
- **Contemporary Kitchen:** A beautifully appointed designer kitchen featuring stone benchtops, quality appliances, and generous preparation and storage space.
- **Luxurious Bathroom:** A stunning family bathroom showcasing floor-to-ceiling tiling, a freestanding bathtub, and quality finishes throughout.
- **Outdoor Entertaining:** A covered pergola area providing the perfect setting for year-round entertaining with family and friends.
- **Private Courtyard:** A beautifully landscaped, low-maintenance courtyard featuring paved entertaining area with raised garden beds, and decking surrounding the pergola.
- **Secure Parking:** Double garage with internal courtyard access, complemented by additional parking for added convenience.

Facts & Figures

- Living space: 138.8m²
- Garage: 36.23m²
- Block size: 275m²
- Built: 2008
- Rates: \$638.38 per quarter
- Body corporate: \$634.70 per quarter
- Land tax: \$834.45 per quarter
- Rental appraisal: \$710-750 per week
- 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.



MORE DETAILS

Property ID	CYSHQH
Property Type	Townhouse
EER	5.5
Including	Ensuite
	Air Conditioning
	Courtyard
	Balcony
	Dishwasher
	Built-in-Robes

Casey Myers 0411 607 002

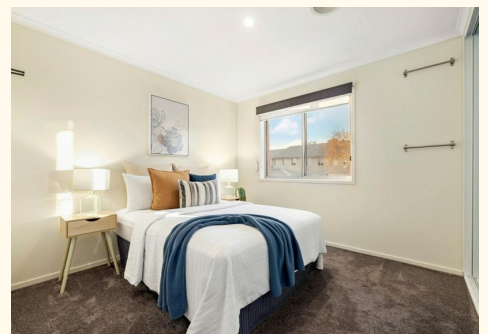
Business Development Manager | casey.myers@ljhooker.com.au

Andrew Curren 0424 288 717

Principal / Franchise Owner | andrew.curren@ljhooker.com.au

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Upper Floor



Lower Floor

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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