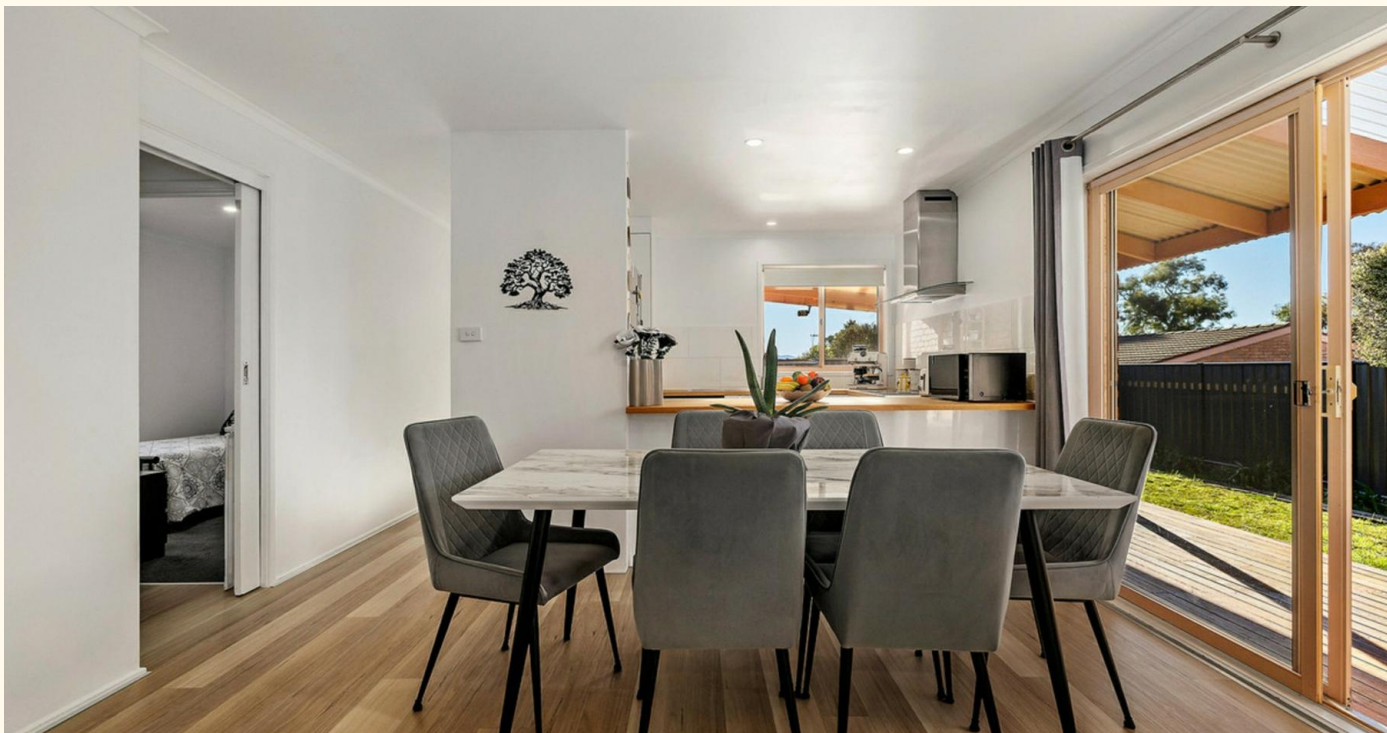




8/29-31 Derrington Crescent, Bonython

3 1 1

A Rare Freestanding Townhouse with Space, Style & Mountain Views

Positioned within an exclusive boutique complex of just 10 residences, this beautifully renovated freestanding townhouse delivers a lifestyle of style, comfort and convenience.

Bathed in natural light thanks to expansive floor-to-ceiling windows, every space has been thoughtfully updated to create a home that is both sophisticated and effortlessly functional.

One of the home's standout features is the impressive L-shaped wraparound deck, where elevated mountain views provide the perfect backdrop for entertaining or relaxing. Beyond the deck, the surprisingly large backyard offers a rare amount of outdoor space for townhouse living, complete with Colorbond fencing, a vegetable garden, greenhouse and garden shed.

Inside, the extensive renovations mean there's nothing left to do but move in and enjoy. Freshly painted throughout, the home features a stunning renovated kitchen with dishwasher, a luxurious bathroom with freestanding bath, and an updated laundry. The clever floorplan

FOR SALE

\$750,000+

VIEW

Sat 8th Aug @ 10:45AM - 11:15AM

AGENTS

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Interested parties must rely solely on their own enquiries.



provides excellent separation between the bedrooms, creating privacy for families, guests or those working from home, while all bedrooms include built-in robes.

Year-round comfort is assured with both a split system air conditioner and gas wall heater, while downlights throughout add a modern finish. Internal access from the garage completes this impressive package.

Located in one of Tuggeranong's most sought-after suburbs, you'll love the convenience of being within walking distance of South.Point Shopping Centre, Greenway's restaurants, cafés and recreational facilities, as well as highly regarded Bonython Primary School. Easy access to major arterial roads makes commuting a breeze.

Features:

- Beautifully renovated freestanding townhouse
- Boutique complex of only 10 residences
- Stunning mountain views from the L-shaped wraparound deck
- Light-filled living areas with floor-to-ceiling windows
- Freshly painted throughout
- Renovated kitchen with dishwasher
- Fully renovated bathroom with freestanding bath
- Renovated laundry
- Split system air conditioning and gas wall heater
- Modern downlights throughout
- Segregated bedrooms, all with built-in robes
- Internal access from the garage
- Large backyard for townhouse living
- Colorbond fencing
- Vegetable garden, greenhouse and garden shed
- Walking distance to South.Point Shopping Centre and Greenway amenities
- Close to Bonython Primary School and major arterial roads

Facts & Figures:

- Living space: 111.3m²
- Block: 420m²
- Garage: 25.1m²
- Complex built: 1991
- Rates: \$750 per quarter
- Body Corporate: \$570 per quarter
- EER: 2 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	CZ6HQH
Property Type	Townhouse
House Size	111 m2
Land Area	420 m2
EER	2

Sally McCallum 0410 835 087

Sales Consultant | sally.mccallum@ljhooker.com.au

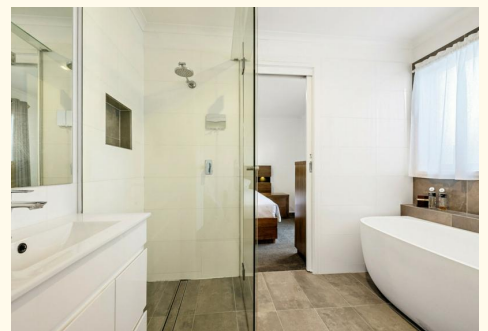
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

8/29 Derrington Crescent, Bonython

 LJ Hooker

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