



## Bonython, 6/15 Tenison-Woods Circuit

### Spacious 2 bedroom apartment with Mountain Views

Lovely top floor unit with a spacious, internal layout creates an easy to live in home with practical inclusions, separate living areas, 2x balconies and ample kitchen storage.

Positioned in the heart of Tuggeranong just a stone's throw from the South.Point, Lake Tuggeranong and an abundance of recreational areas, this property is certain to appeal. Within walking distance to local public service offices, the town centre or access to public transport that runs efficiently throughout the suburb.

The bedrooms are well proportioned with built in robes to both, the generous master bedroom has direct access to the 2 way family size bathroom complete with spa bath, shower and vanity, and the unit has the convenience of a separate toilet.

The centralised kitchen offers great storage, and large work surfaces. If you're looking for an affordable two bedroom property, well presented and positioned this is definitely it. A



**For Sale**  
\$399,000+

**View**  
[ljhooker.com.au/CBWHQH](http://ljhooker.com.au/CBWHQH)

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**EER** ★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100



**Disclaimer:** 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.

great addition to your portfolio or an ideal first home, the tenancy will remain in place. The property has a secure tenant until 10 July 2025 with rent of \$980.00 per fortnight.

Features

- 2x separate living spaces
- Balconies to each living space
- 2x wall heaters
- Separated bedrooms, both with built in robes
- 2 way bathroom
- Large spa bath
- Separate laundry
- Mountain Views
- Single car remote control garage
- Living area: 85m2
- Balcony area: 13m2 (combined)
- Garage area: 20m2
- EER 3.5

Rates \$1,395.61 pa

Land Tax \$1,612.59 pa

Body Corporate \$798.18 per quarter

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 About this Property

Property ID	CBWHQH
Property Type	Unit
House Size	98 m²
EER	3.5

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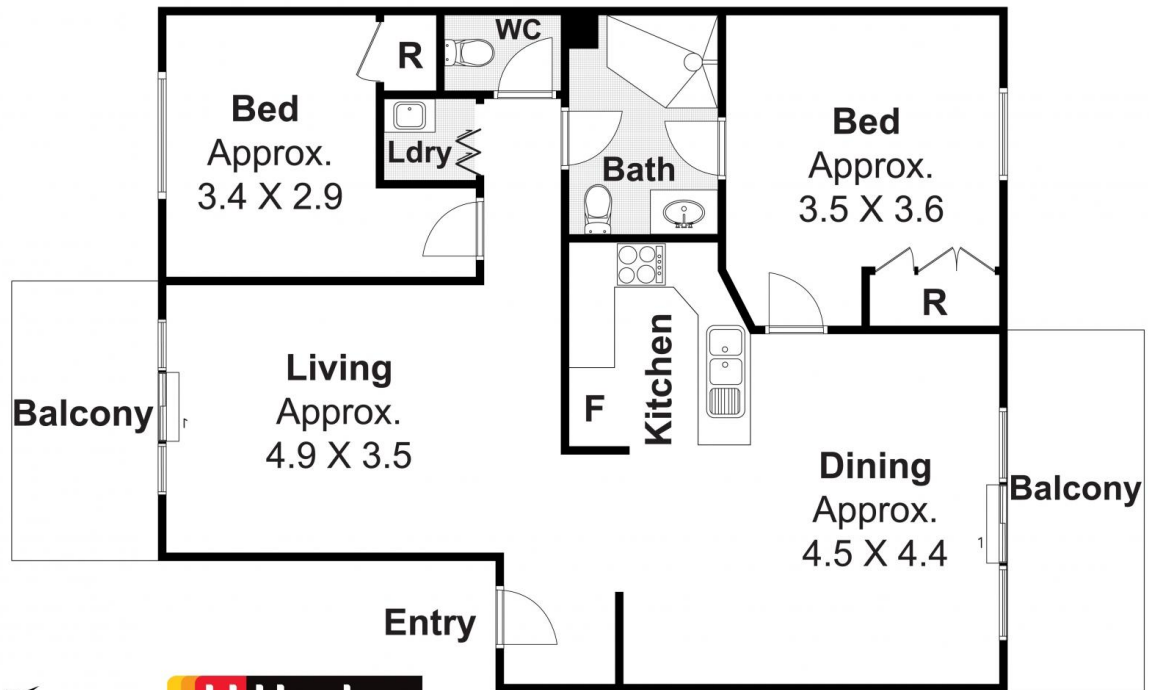
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Measurements are approximate. Not to Scale. For Illustrative purposes only.

## Unit 6 'Tenison Point' 15 Tenison Woods Circuit, Bonython ACT 2905

0m 2m 4m 6m



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