



26 Bondfield Street, Gungahlin

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## Location, location, location...

26 Bondfield St, Gungahlin is an excellent opportunity to secure a large, single level family home on a superb corner block. Yerrabi Pond is about 300m to the North, and the Gungahlin MarketPlace & Light Rail about 900m to the South.

Inspections by appointment. Please call if you would like to view this property.

With about 220sq/m under roof, the home offers a formal living room, separate dining room (or multi-purpose room), open-plan family room/meals area and kitchen.

A large pergola overlooks the back yard and makes the perfect spot for outdoor entertaining.

There are four large bedrooms with floating timber floors. Ensuite and walk-in-robe to the main bedroom and built in cupboards in the peripheral bedrooms.

The large wraparound kitchen includes a gas cook top, electric oven, plenty of cupboards and heaps of bench space.

There's a double-lock up garage and off-street parking.

**FOR SALE**  
\$1,149,950+

**VIEW**  
By Appointment

**AGENTS**  
Jeff Shortland  
0417 483 627  
jeff.shortland@ljhooker.com.au

**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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**

There also a side yard for your vege patch and storage sheds.

It does need some TLC, but if you're looking for a 'diamond in the rough', then this could be the project you're looking for.

For more information, please call: Jeff Shortland,  
0417 483 627, or email [Jeff.shortland@ljhooker.com.au](mailto:Jeff.shortland@ljhooker.com.au)

In brief:

Outstanding opportunity  
Single level brick veneer home  
Four bedrooms  
Ensuite  
Large formal living room  
Multi-purpose room  
Open-plan family room, dining and kitchen  
Wraparound kitchen  
Laminated bench tops  
Gas cook top and electric oven  
Gas hot water  
Ducted gas heating and evaporative cooling  
Covered pergola area  
176.57sq/m of living  
36.19sq/m DLUG  
20sq/m pergola  
Block 702sq/m corner block  
Yerrabi Pond 300m  
Gungahlin CBD 900m  
Canberra City 10km  
Aspect: WSW  
Build mid-2007  
Rental assessment: tba

General:

- UV approx: \$579,000
- Rates approx: \$3500 (tbc)
- Land tax: (investors only) \$4500 (tbc)
- Strata: not applicable
- EER 4.0

EER 

## MORE DETAILS

Property ID	35JXGCV
Property Type	House
House Size	176 m2
Land Area	702 m2
EER	4
Including	Ducted Heating Dishwasher Ensuite Gas Hotwater Carpet Tile Electric Oven Gas Cooking

**Jeff Shortland 0417 483 627**

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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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