



26 Bondfield Street, Gungahlin

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.

4 2 2

FOR SALE

\$1,149,950+

VIEW

By Appointment

AGENTS

Jeff Shortland
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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.



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

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



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

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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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