

Strathnairn, 12 Bonthrone Street

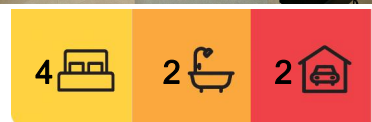
The Pinnacle of Modern Family Living

FIND.

Perfectly placed in a quiet street within the blossoming suburb of Strathnairn, this exceptional double-storey ex-display home delivers the ultimate blend of designer quality and thoughtful functionality. Built in 2021 and crafted with high-end finishes and premium inclusions throughout, this dual-level residence offers an impressive of approximately 349sqm of living space, all set on a generous 484sqm block. Nestled within Ginninderry's sustainable community, it's a haven for growing families, professionals, or those seeking a move-in-ready lifestyle upgrade in one of Canberra's most exciting emerging precincts. This striking home combines sustainability, luxury, and low-maintenance family functionality in one complete package.

LOVE.

From the moment you step inside, you'll be captivated by the home's grand formal entrance, soaring ceilings, and opulent finishes. Three separate living areas provide space



For Sale
\$1,250,000+

View
By Appointment

Contact
Eoin Ryan-Hicks
0424 042 419
eoin.ryan-hicks@ljhooker.com.au
Olivia Schultz
0415 366 287
olivia.schultz@ljhkipax.com.au

EER ★★★★★★

LJ Hooker Kippax
(02) 6255 3888



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.

for every occasion, while the open plan kitchen, dining and living area is the true heart of the home, inclusive of a striking 40mm stone waterfall benchtop, 5-burner induction cooktop, premium Electrolux appliances, and a hidden dishwasher. The enormous walk-in pantry is a dream for home chefs, offering ample storage. Step outside to low-maintenance landscaped grounds with sandstone accents and a stylish alfresco that flows seamlessly from the living area, ideal for year-round entertaining.

LIVE.

With an impressive EER of 5.0, this home has been thoughtfully designed for energy efficiency without compromising on comfort or style. Enjoy zoned reverse-cycle ducted heating and cooling year-round & double glazed windows throughout, plus the added benefit of being EV-ready with a 15-amp power outlet in the garage. A powerful 11kW solar system paired with a 10kW LG battery means you'll enjoy ultra-low electricity bills and future-ready living. The oversized master suite offers a tranquil escape with a generous walk-in robe, elegant ensuite, and views over the garden. A study nook provides a quiet space to work from home, while plush carpets and large-format tiles add warmth and elegance throughout. A 44.75m² double garage provides ample secure parking and storage. Located moments from local parks, walking trails, shops, and within easy reach of Belconnen and the City, this home offers premium suburban living with unmatched convenience.

ABOUT THE AREA

Local Transport:

- Local buses connecting to Kippax, Belconnen & the City
- Easy access to John Gorton Drive and major arterial roads

Shopping & Dining:

- Kippax Fair Shopping Centre
- Future Strathnairn Group Centre (underway)
- Belconnen Town Centre

Schools:

- Kingsford Smith School
- St Francis Xavier College
- MacGregor Primary School
- Local early learning and childcare centres
- Strathnairn School (Opening 2026)

WHAT THE OWNER LOVES:

“We love how quiet and peaceful the street is. Paddys kids park and the walking trails are only a few mins away. The natural light streaming through the house always brightens our day, and there's so much storage, we never run out of space!”

OVERVIEW:

- Double-storey ex-display home (built in 2021)
- 4 generously sized bedrooms, all with built-in robes
- Enormous master suite with walk-in robe and ensuite with rain water showers and an elegant sky light
- 2.5 well-appointed bathrooms
- Study nook
- Grand designer entry with oversized front door
- Multiple living zones including lounge, family room, meals area & kids' retreat



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- Large walk in linen, security alarm and a CCTV system
- Light-filled open plan kitchen, dining and living space
- Premium 40mm stone benchtops throughout the kitchen, with a 60mm waterfall-edge island bench
- Premium Electrolux appliances & 5-burner induction cooktop
- Large walk-in pantry and stone waterfall benchtop
- Zoned reverse cycle ducted heating & cooling
- Double glazed windows throughout
- EV ready with a 15amp power outlet in the garage and a 11KW solar system combined with a 10KW LG Battery
- Low-maintenance landscaped backyard with alfresco entertaining area
- Premium landscaping with a massive sandstone retaining wall and a beautiful courtyard wall
- Large-format tiles and plush carpet throughout
- Double car garage with internal access
- Split air-conditioning, a sink and large cabinets in the garage allows for a potential home office setup
- Situated in a display village surrounded by Canberra's finest builders' display homes

RATES/SIZE:

House Size (including garage): 349sqm approx.

Block Size: 484sqm approx.

Rates: \$2,935 p.a. approx.

Land tax: \$5,233 p.a. approx.

EER: 5.0

All information contained herein is gathered from sources we consider to be reliable.

However, we cannot guarantee or give any warranty about the information provided.

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More About this Property

Property ID	1HQ1F9U
Property Type	House
House Size	349 m2
Land Area	484 m2
EER	5

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

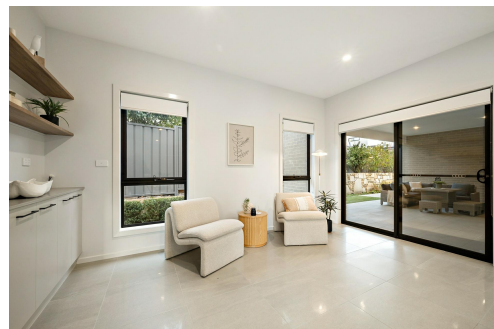
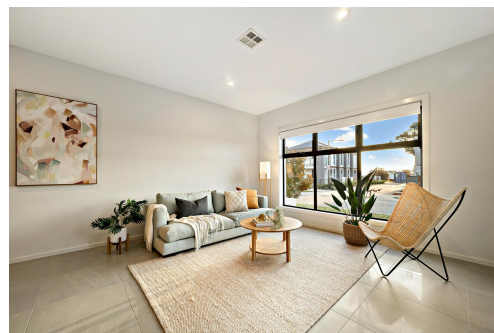
Olivia Schultz 0415 366 287

Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax.ljhooker.com.au | kippax@ljhooker.com.au



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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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