



## Strathnairn, 5 Bonthrone Street

Your dream starts at \$1,150,000+

Discover 5 Bonthrone Street, Strathnairn, a sophisticated sanctuary set on a generous 384m<sup>2</sup> parcel. this newly completed residence showcases 202m<sup>2</sup> of refined living over two thoughtfully designed levels. Tailored for comfort and style, the home features four spacious bedrooms, 3.5 luxurious bathrooms, and dual living zones that cater to families or professionals craving both space & modern living.

The master suite, privately positioned on the ground floor, offers a peaceful escape with a chic ensuite and built-in wardrobes. On the upper floor, a custom-designed study nook and additional living area flow out to an impressive balcony, where you can unwind and enjoy tranquil views.

At the heart of this home is the open-plan living space, seamlessly connected to a gourmet kitchen complete with premium Westinghouse appliances, 20mm stone benchtops, and a walk-in pantry. The covered alfresco extends your entertaining options, while the double



**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 Sale**  
\$1,150,000+

**View**  
Sat 23rd Nov @ 11:00AM - 11:30AM

**Contact**  
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garage is prepped with EV charging capacity, catering to today's modern lifestyle.

Perfectly located near schools, parks, and Strathnairn's transport links, this home strikes the ideal balance between everyday convenience and luxury living.

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Facts & Figures:

- Porch: 13.6m<sup>2</sup> approx.
  - Garage: 42m<sup>2</sup> approx.
  - Balcony: 13.6m<sup>2</sup> approx.
  - Block Size: 384m<sup>2</sup> approx.
  - House Size: 202m<sup>2</sup> approx.
  - Rates: \$2,984 p.a. approx.
  - EER: High 7 stars - highly energy efficient
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Property Features:

- Double glazed windows & doors
- Engineered timber floors both levels
- Striking 2340mm high entry front door
- Huge covered tiled alfresco off second living space
- Second living area upstairs with access to large balcony
- Generous open-plan living area with high 2700mm ceilings
- Large laundry with 20mm stone benchtop and custom joinery
- Quality double roller blinds throughout & LED lights throughout
- Walk-in-pantry with custom joinery, stone bench tops & Westinghouse appliances

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## More About this Property

<b>Property ID</b>	1HBFF9U
<b>Property Type</b>	House
<b>House Size</b>	202 m <sup>2</sup>
<b>Land Area</b>	384 m <sup>2</sup>
<b>EER</b>	7
<b>Including</b>	Ensuite Toilets (2)

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**Trinity Ummarino 0499 111 245**

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First Floor



Ground Floor

### 5 Bonthrone Street, Strathnairn

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.

Produced by DIAKRIT