

1/51 Rutledge Street, Bungendore, NSW 2621



House For Sale

Friday, 10 May 2024

1/51 Rutledge Street, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Area: 1006 m2

Type: House



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\$870,000

Waiting for a new family, 1/51 Rutledge may just be the perfect place to start yours. It's ready to set and forget, with a recent revamp that included new wiring, new carpets, a new kitchen, new ensuite and fresh window coverings. A vaulted ceiling welcomes you into the main living spaces of this comfortable home, they're impressive, and bring a lot of interest to the space. Large windows draw a lot of light, and between these two features, you're set for styling success in the main areas of the home. This space benefits from some separation, there are two defined living spaces which offer you choices as you plan where the dining table sits best, and where the couches have the best view of the TV. The large kitchen is big and bright, with a breakfast bar and easy access to the dining spaces. It's easy to imagine this home working for a couple or a family. The four bedrooms are a good size, with built in storage in all. It's easy to imagine a family filling this home, but equally, the design would lend itself well to a work from home style set up with one or two offices. A refreshed ensuite services the master bedroom, and a larger main bathroom is easily accessible from the other bedrooms and the living spaces. One of the most appealing features of this property is the private, level, backyard. It has a large outdoor terrace with a covered pergola, the perfect spot for outdoor entertaining and has an undercover play area for the kids and pets. The yard is fully fenced and has the perfect mix of open lawn, established trees and shrubs. There is room for a shed and so much more.

KEY FEATURES:

- Reverse cycle heating / cooling
- Ducted gas heating
- Ceiling fans
- Slow combustion fireplace
- 3way bathroom
- Updated ensuite
- Built-in robes
- Large pergola
- Walk-in Pantry
- Garden shed
- Spacious master suite
- Updated carpets
- Cedar framed windows
- Crimsafe screens
- Enclosed backyard - with Colorbond fencing

1/51 Rutledge Street sits close to reserve land, and walking tracks taking you around town. Its a 10 minute walk to the pre-school, primary and high schools. Bungendore is located just 15 minutes from HQJOC, 20 minutes to Queanbeyan and an easy 40 minute commute into Canberra's CBD, school buses to Braidwood and Canberra are in abundance (North, South Canberra and Queanbeyan). There is a local IGA, childcare centres, naturopath, doctors, physio and bakeries. Cafes and restaurants, motels and hotels and numerous shops reside in Bungendore as the town grows in tourist numbers. The lifestyle and the community are part of what makes this town so wonderful, with clubs, pubs and sports to fill your fill your free time.

Call Ellie Merriman on 0402 117 877, Ava Merriman on 0429 517 003, or the office 6238 0700 to arrange an inspection.

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