

# 1 Ricketts Place, Bungendore, NSW 2621



## Sold House

Tuesday, 17 October 2023

1 Ricketts Place, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1191 m2

Type: House



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**\$1,200,000**

1 Ricketts Place is a great package with all the features - large block, beautiful home and a shed! These are generally the 3 things at the top of a wish list when we meet new buyers and here, there is so much more than that. Located in a desirable corner position with dual access, this home is well presented and has street appeal, it has been professionally landscaped creating a welcoming entry to the home. Once inside, there are two spacious living areas - the formal lounge is positioned at the front of the home and the large open-plan living / dining area adjoins the kitchen to form the hub of the home. The kitchen is well appointed with stone benchtops and stainless steel appliances, walk-in pantry and 900mm oven and cooktop. It is easy to make the most of our local climate of mild springs and long hot summers as there is also a built-in outdoor kitchen in the covered alfresco area - water, BBQ and just the perfect spot for outdoor entertaining. Each of the bedrooms are a good size and have ample storage. Bedrooms 2, 3 and 4 have built-ins and the master bedroom has a spacious walk-in robe and ensuite with separate toilet. The laundry is fitted, light and bright, again with plenty of storage. The backyard will wow you - it is landscaped and ready to enjoy with a large level lawn, big enough for some ball games and that water "Slip'n'Slide" you have always wanted. It is clear when you really have a good look at this home the owners have thought of everything and attention to detail is everywhere. If you have a boat or caravan life will be easy here as access is via double gates onto an asphalt driveway to the shed and the parking bay beside it. The high top shed is insulated, it would be the perfect spot to tinker on your mechanical toys on the weekend. Key features include:

- Formal & informal living
- CCTV system with 6 cameras
- High ceilings
- Plantation shutters
- Study nook
- Lopi wood fire
- Ducted & zoned heating & cooling
- Ceiling fans
- Extra insulation on the west walls
- Soundproof insulation in BR 1 and 2
- Double glazed windows
- 900mm cooktop and oven
- Large bathroom with freestanding bath & floor to ceiling tiling
- Ensuite with separate toilet & floor to ceiling tiling
- 13.5 Kwh Solar with Tesla 5.7Kwh battery
- Large 1191sqm block with side access
- Shed with power 6 X 9 m
- Water softener
- 22,500 L rainwater tank

1 Ricketts Place is a quiet location and an easy walk in to Bungendore's cafes, shops and school. Bungendore is located just 15 minutes from HQJOC, 20 minutes to Queanbeyan and an easy 30 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 free time. This home has lots to offer and will suit many. Please call Ellie Merriman on 0402 117 877 or Sally Hughes on 0413 952 297 to discuss, or our office on 6238 0700. **DISCLAIMER.** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective tenants should make their own inquiries to verify the information contained in this document.