

**13 Harp Avenue, Bungendore, NSW 2621**

**Residential Land For Sale**

Wednesday, 14 February 2024



**13 Harp Avenue, Bungendore, NSW 2621**

**Area: 851 m2**

**Type: Residential Land**



Ava Merriman  
0262380700



Doug Merriman  
0419999001

**\$429,000**

13 Harp Avenue is sitting pretty and waiting for your new house plans. On 851 premium Elmgrove square metres, this block has limited fall... it's the choice that'll make your builder happy, and opens a huge range of possibilities for designs and style. On the corner of Nelson Terrace and Harp Avenue, your future home is sure to be surrounded by beautiful houses, with Nelson Terrace already 'housing' some of the best in Elmgrove. As this development matures, "Elm Grove" is going to be a lovely place to call home. The streets are lined with a selection of trees, there are numerous walking paths and two lovely ponds - both with BBQ's and shelters - the perfect place for future birthday parties or lazing the weekend away. 13 Harp Avenue is only minutes from parks, close to walking tracks and 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 free time. Call Ava Merriman on 0429 517 003 or Doug Merriman on 0419 999 001 to arrange an inspection of these super blocks at a time that suits you. **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 purchasers should make their own enquiries to verify the information contained in this document.