

13 Ricketts Place, Bungendore, NSW 2621



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1013 m2

Type: House



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\$1,250,000

From the amazing kitchen, to the view through the picture window, to the gorgeous limestone alfresco and floor to ceiling tiled bathrooms, this special family home is available to purchase for the very first time. Heart and soul have been poured into the creation of this home, with thought and attention to detail evident... everywhere! This architect designed home combines open plan entertaining and enclosed spaces effortlessly, with a wide entrance hall, leading into the open plan living spaces. The kitchen is to die for, its sleek and spacious while being practical with plenty of storage. Fitted with the latest high quality appliances, you may never have seen a cooktop like this one before, it's sure to please the fussiest chefs. It's designed for entertaining, and entertaining it will do with plenty of room for the family to cook and congregate and casually dine around the oversize island bench. There are not many places that make washing up enjoyable, but with a courtyard view overlooking a beautiful Japanese Maple tree, it might even become something you look forward to. An enviable butlers pantry, extra large fridge space and lots of storage round out this amazing kitchen. From here, you're led to the dining area, into the sitting area, and if it's warm and you're feeling like some outside time, through the big double glazed doors to the beautiful alfresco area. We've mentioned the limestone tiles, and if you're not sure what the hype around them is, they are the "It" tile of luxury homes and ever so stylish. The back garden is large and level with a well tended lawn, vegetable beds and a handy garden shed for your tools, toys, and the kids bikes. It is fully fenced, private and easy to imagine the children and dogs playing ball or jumping on that huge trampoline they have been wanting for so long. When you're ready for some down time, the rumpus room will be calling. With a built in home office, cupboard space and plenty of room to spread out, this is bound to be the house for after school hangouts and weekend sleepovers. The four bedrooms are ever so dreamy, they are for sleeping after all! They all have built in robes, high ceilings for that airy feeling and easy access to the master bathroom. The master bedroom is spacious and bright, with feature paneling, a large walk in robe and a beautiful ensuite, complete with a dual head shower and ambient lighting. Key features include: • 10KVA Solar system • Ducted reverse cycle heating & cooling • Electric hydronic heating • Double glazed windows • Large butlers pantry • Pitt gas cooktop built into Quantum Quartz benchtop • 90cm pyrolytic Bosch oven • Electric blinds • Flush speakers in lounge room and alfresco • Push button switches and dimming • Sensor strip lighting in bathrooms, hallways, WIR, study nook, pantry and laundry • Wine rack • Limestone tiled alfresco with heaters & speakers • Electric windows & blinds in living spaces • Computer operated irrigation system • 4 car garage • 22,500 litre water tank • Garden shed

13 Ricketts Place is a few minutes from parks, close to walking tracks and a 15 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 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 Ava Merriman on 0429 517 003 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.