

# 19 Harp Street, Gundaroo, NSW 2620



## Sold Acreage

Sunday, 20 August 2023

19 Harp Street, Gundaroo, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 5225 m2

Type: Acreage



Jonathan Irwin

**\$1,266,000**

Perched on a gentle rise and facing north, this characterful double brick home offers a flexible and spacious floor plan, high ceilings and quality renovations including the gorgeous country style kitchen. Enveloped by tranquil gardens and set on over 5000m<sup>2</sup>, this is a home that's easy to fall in love with. THE HOME A covered verandah offers a warm welcome to this lovingly cared for and extensively upgraded family home. From the abundant natural light to the extra height ceilings and solid double brick construction, all the fundamentals are here. The newly renovated open plan kitchen offers a huge island bench and soft closing cabinetry. Accompanied by a double sink, freestanding Belling Richmond Deluxe oven with 5 burner induction top and an integrated dishwasher, this is a kitchen where memories will be made. The home offers three spacious living areas. An open plan living/dining room flowing from the kitchen, a large north facing sunroom and adjoining patio plus a flexible rumpus/family room with beautiful garden outlook. Segregated from the living areas, the generous main bedroom benefits from light filled and ensuite and excellent robe space. The second bedroom is also extra large and features a built-in robe. The central family bathroom is finished with a large bath, twin sink vanity, heated towel rail and separate toilet. All the practicalities are well taken care of. The renovated laundry has direct access outside there's excellent storage and with five Daikin reverse cycle air conditioners, the home is comfortable year round. The pleasant cottage garden complements the home with an easy care lawn, mature natives, sand pit and mud kitchen. With over 5000m<sup>2</sup>, there's plenty of space to have chickens or add garaging or a shed. THE LOCATION The home is positioned at the end of whisper quiet Harp Street. Gundaroo Common sits at the end of the street and it's just 650m to Cork Street and Gundaroo Public School. 19 Harp Street is set in the ideal location where you can experience a quiet rural lifestyle with space to spread out, room for the kids to 'free range' but still enjoy the convenience and benefits of a thriving Village - local vet, church, school, cafes, restaurants, B & B's and grocery store. The Gundaroo Common is one of only a few remaining in NSW and has been managed by a local Trust since 1870. The 60 hectare holding is used by Villagers for agisting cattle and for recreation including walking, dog exercise and horse riding. It's a unique benefit of living in Gundaroo. Gundaroo is just 23 minutes to Gungahlin CBD & 35 minutes to Civic. FROM THE SELLERS It's been a beautiful space to roam and relax. We love sitting on the veranda in summer or in the sunroom in winter and taking in the view over Gundaroo Common, just a stones throw from the front yard. Watching the parrots and native birds doing their thing in the native gardens and star gazing on clear nights will also be treasured memories. SUMMARY Quality double brick home with high ceilings Near new country style kitchen - huge island bench, skylight & Belling freestanding oven Generous main bedroom with ensuite Open plan dining & living room Large rumpus/family room Spacious north facing sunroom & covered patio Renovated laundry with great storage Daikin RC/ACs (5 heads, 2 compressors) 400L Bosch solar hot water with electric boost 9.62kw Solar panels (2022) 110,000L water tank (2021) Double carport Thriving native gardens - amazing birdlife Fully fenced block with segregated cottage garden with irrigation Short stroll to Gundaroo Common 650m to Cork Street - cafes, restaurants, public school & local store 23 min drive to Gungahlin CBD & 35 mins to Civic Build: 1989 Living: 211.20m<sup>2</sup> Veranda: 23m<sup>2</sup> Sunroom: 62.82m<sup>2</sup> Carport: 30m<sup>2</sup> Rates: \$387 per quarter All figures are approximate For more information, please contact Jonathan Irwin by submitting an enquiry form below or calling 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.