

**22 Mecca Lane, Bungendore, NSW 2621**



**Sold House**

Sunday, 20 August 2023

22 Mecca Lane, Bungendore, NSW 2621

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1689 m2**

**Type: House**



Doug Merriman

0419999001

**\$1,085,000**

The place you have been looking for, it's perfect... a massive block, incredible views and a gorgeous 4 bedroom home. This home has been built to maximise the Northern exposure, it welcomes you with a lovely low-key native garden and additional off-street parking. The moment you arrive it is evident the home has the advantage of a great position, it's a quiet location, amongst lovely homes and the large surrounding holdings give the entire area a feeling of rural village living. The floorplan delivers 4 generous bedrooms, a large open plan living area and a soundproof home cinema which can also be used as a terrific rumpus or WFH office... this extra room really provides flexibility for the house. The secondary bedrooms all have built-in robes along with convenient access to the main bathroom & laundry, the master bedroom features an ensuite and a walk-in robe - it benefits from some separation, being toward the front of the house. The open-plan living area really is the hub of this house, the kitchen, the view and the rear entertaining deck all compete for your attention. The deck alone is large enough to host large party groups and family get-togethers and it flows straight onto the enormous backyard. Features include; • 4 bedroom ensuite home with open plan living • 1689 sqm flat block with a beautiful outlook • Double oven, 900mm cooktop & Butlers Pantry • Soundproof cinema and or utility room • Massive rear entertaining deck • Gas heating & ducted air conditioning • Undersink water filtration & water softener system • Side access to rear yard • Energy efficiency rating of 6.8 • Large chicken enclosure A huge 1689 sqm's of prime Bungendore land, located on Mecca Lane with views over Turallo Creek, Mount Gibraltar and the farming land beyond. The large size of this block also caters to future additions, be it an extension to the house, a swimming pool or a shed - this block allows freedom to grow (STCA). Located in an established area and amongst well-built homes with full town services, the kids can walk to school, the shops, tennis courts and the public pool too, whilst you can stay home and enjoy your new 'best life'. 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's a local IGA, primary school, pre-school and childcare centres as well as many other services including chiropractors, Naturopath, Doctors, Physio and Bakeries. Cafes and restaurants, motels and hotels and numerous shops reside in Bungendore as the town grows in tourist numbers. Call Doug Merriman for more information on 0419 999 001 or Ray White Bungendore at 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 purchasers should make their own enquiries to verify the information contained in this document.