

# 5 Cobb Court, Bungendore, NSW 2621



## Sold House

Monday, 14 August 2023

5 Cobb Court, Bungendore, NSW 2621

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 851 m2

Type: House



Doug Merriman  
0419999001



Ava Merriman  
0262380700

**\$1,240,000**

Welcome to 5 Cobb Court, the stage for your family's next chapter. From the front door to the back, things are stylish at 5 Cobb Court. First, you're welcomed by an extra-width entryway, sitting underneath a gorgeous iron and timber roof feature. Stylish, sophisticated...SOLD...we're getting ahead of ourselves. The master bedroom is huge, with a deep walk-in closet and a beautiful ensuite. We all know the master bedroom is a pretty important one, and there's enough room in here for a couch, comfy chairs, and the super king bed of your dreams. To top it off, you're nicely separated from the main living areas and the rest of the bedrooms. The living areas are thoughtfully designed and offer open-plan living when you want it, there is the option to separate these spaces too with sliding glass doors. The main living/dining area is positioned alongside the kitchen, with large windows and garden views. Speaking of the kitchen, it's the kind that seals deals. Black fixtures, open and bright to match the rest of the home, double oven, double sink, lots of storage and a walk-in pantry to top it off. From here, you can dine indoors or outdoors, or open up the sliding door for a combination of both. The TV room will be waiting when you're ready to relax. The four other bedrooms are a great size, with excellent built-in storage and easy access down the wide hallway to the main bathroom and separate toilet. There's plenty of linen storage and a very tidy and fully fitted laundry, naturally, there is external access too. Let's talk about the location of this beautiful home, Cobb Court, Bungendore. This is quickly becoming a prime location in Elmgrove Estate, with premium homes all nestled next to the established Elmslea. You're sitting a little higher than many surrounding homes, with a great outlook and established trees behind you. When we say the best of both worlds, we mean it. This gorgeous home is brand new, it'll be you & your family chalking the kids growth chart on the wall and filling the home with family gatherings for the first time. This brand-new home, with five generous bedrooms, perfect bathrooms and living areas which are made for entertaining and it's ready for you to move straight in. Key features: • 851sqm block • 2.7m ceilings • Double glazing • Ducted heating and cooling • Brand new appliances throughout • Covered alfresco • Large walk-in pantry • Large laundry with external access • Double garage suitable for most 4WD vehicles • 305.43sqm total residence size • 22,500L water tank collecting from roof: connected to toilet, laundry, and external taps. For those who are familiar with the work of MJ Building and Construction, you'll already know that every little thing is a major detail, and this is a prime example of that ethos. Everywhere you look, there's been utmost care and foresight. Call Doug Merriman on 0419 999 001 or Ava Merriman on 0429 517 003 to arrange an inspection of this super home. 5 Cobb Court is 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 Doug Merriman on 0419 999 001 or Ava Merriman on 0429 517 003 to arrange an inspection of this super home. **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.