

**58 Modbury Street, Bungendore, NSW 2621**



**House For Sale**

Wednesday, 10 April 2024

58 Modbury Street, Bungendore, NSW 2621

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 1732 m2**

**Type: House**



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## \$1,030,000 - \$1,050,000

It's an unusual package, the charm of a 1950's cottage updated to benefit from today's best inclusions. A 1732sqm block, 16m x 10m shed, and a home which has had a top quality renovation. From the moment you enter 58 Modbury Street, things are even better than you had imagined. The floorplan is tidy, a gorgeous country kitchen greets you, serviced by a walk-in butlers pantry with a view into the garden. The living space opens beautifully onto the deck, this space is calling for after work drinks and a Saturday BBQ. The three bedrooms are tucked down the hall, they're to the back of the house which we know is a huge tick box for many buyers. Views across the block are beautiful, a morning wakeup in these bedrooms would be a special one. The European style laundry sits in this hallway, as does access to the bathroom and separate loo. Inside and out, the quality and attention to detail is evident. The recent update included the installation of a ducted split system air conditioning system, new kitchen (complete with butlers pantry and appliances), double glazed windows, underfloor heating in the bathroom and toilet, skylights, new hybrid flooring and a complete repaint. This is in addition to the extensive landscaping which has turned this lovely home into a private oasis for its next family. Speaking of the outdoors, this property has the most wonderful gardens. Raised veggie beds, established trees, some of the town's best lawns, and a garden entertaining area ready for a photoshoot. It's all in addition to the 'crown jewel', a huge 10m x 16m shed. Completed with access to water and a conduit for power, this space is calling for a workshop. The garden is split in two, with one small 'paddock' to the back of the block, next to the shed... this space allows you some extra flexibility for management of dogs and kids. For those who really value their privacy, there is secure access to this block, with keyed colorbond fencing. It adds to the feeling being a world away from your neighbours, work, and frankly, the rest of the world. This property is an exciting one. Not only for the current offerings, of which there are many, but also for the potential. A large 1,732sqm block is hard to come by, let alone a block with front and rear access. Easton Lane allows for laneway access into your block and shed, its private, efficient, and unusual. Subject to council approval, there is potential here for dual occupancies or for subdivisions. While you're at it, there is scope to extend the home, with plenty of potential designs for expansion. Key features:

- Large 1732sqm block with dual access
- Character 3 bedroom cottage with room to extend (STCA)
- Spacious North facing deck
- New kitchen with butlers pantry
- Ducted split system air conditioning
- Smeg electric stove
- Bosch dishwasher
- Bosch washing machine and dryer to be included
- Plumbed fridge
- Double glazed windows
- Underfloor heating in bathroom and toilet
- New hybrid floorboards
- New skylights in bathroom and toilet
- Security flyscreens
- Rheem instant gas hot water
- Beautiful established gardens
- Raised veggie beds
- Huge 10m x 16m shed with power conduit and water
- Carport, with small coolroom/storage room under the roof line
- Keyed gates to ensure secure access
- Dual access via Modbury Street and Easton Lane

Please contact Ava Merriman on 0429 517 003 to discuss or to arrange an inspection. 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, primary school, pre-school and child care centres as well as many other services including Naturopath, Doctors, Physio, Bakeries, Cafes and restaurants, motels and hotels and numerous shops reside in Bungendore as the town grows in tourist numbers.

**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 with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their enquiries to verify the information contain