

64 Birchfield Drive, Bungendore, NSW 2621



Sold House

Wednesday, 23 August 2023

64 Birchfield Drive, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 930 m2

Type: House



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\$1,190,000

You step inside the doorway of this brand new home, and your new life is laid in front of you. Picture perfect from every angle, you can see the thought and expertise behind the build. From the timber feature in the entry way, to the double oven in the kitchen, get ready to be impressed by Birchfield. Functional design will be the words echoing in your head on your first inspection, with plenty of living spaces to spend time together, and enough to spend time apart too. Open plan is crossed with separation, leaving you with plenty of room to enjoy and make your own. The large eastern facing kitchen is a beautiful spot for your morning breakfast, cooking with your partner and is ready for even the most enthusiastic home chef. It spreads into your dining space, informal living area and opens onto the 36sqm covered alfresco, the perfect spot for summer BBQs, and protected enough to be a useful space even in the depths of winter. The main bedroom spaces are tucked into the back of the home, a really nice feature that provides an additional level of privacy and separation from your entertaining areas and front guest/study room. Large built-in wardrobes provide a lot of storage, and there are beautiful views from each window. The master bathroom is spacious, with a separate toilet, and beautiful feature cabinet. The master wing really is a wing, with a large walk-in robe, ensuite and very spacious living spaces. The large window in this room looks upon the backyard, complete with professional landscaping design. Key features: • 930sqm 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 4WD vehicles • 291.70sqm total residence size • 22,500L water tank collecting from roof: connected to toilet, laundry, and external taps. 64 Birchfield Drive 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 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.