

7 Gibraltar Street, Bungendore, NSW 2621

CARTER + CO

House For Sale

Friday, 8 March 2024

7 Gibraltar Street, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 923 m2

Type: House



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AUCTION

This unique Bungendore property features a 4-bedroom ensuite family home and a retail/commercial space with B2 zoning. This property offers the best of both worlds—a spacious family home on a sizable block and a retail tenancy, along with expansion potential. The retail/commercial space can generate supplementary income or be used for a home-based business. The retail/commercial space has a trendy fitout included. Located at 7 Gibraltar Street, the property allows for a lifestyle where you can stroll across the road for coffee, lunch, or dinner at various nearby establishments. The home has a northern aspect, open-plan living, a well-appointed kitchen, with two ample decks off the living and dining area for outdoor entertaining. Equipped with a gourmet kitchen with expansive stone benches, including an island bench, gas stove, electric oven, and dishwasher, all of this and the fact that the living/dining area is north-facing making this the perfect home hub. The flexible floor plan features multiple living spaces, while the master bedroom boasts a walk-in robe and ensuite. The large and modern main bathroom is conveniently located near the remaining bedrooms. The house has all the necessities like the ducted heating and ducted evaporative cooling for comfort all year round. If entertaining is your thing, there is the choice of either the deck to the front of the house, off the living area, or there is another deck/alfresco of the back of the dining area. There is also the possibility that you could incorporate the front deck and courtyard into the retail/commercial space at the front of the property. And let's face it a commercial space with Gibraltar Street frontage as part of the property is a pretty special opportunity for the new homeowner. With plenty of on street car parking for clients/customers, everyone is sure to be happy. The retail/commercial space was rented at \$400 per week, with potential rent now at \$450+ per week. The property has the benefit of the prime position Main Street location, with cafes, restaurants, and schools within walking distance. The 923 sqm block provides space for kids and pets to play, with potential for further development. Don't miss this rare opportunity to own a property in the thriving Bungendore Village with tremendous potential. At a glance... B2 Zoning Multi use retail/commercial space at the front of property (50sqm approx.) with a trendy fitout. Substantial modern family home with big open living spaces Large master suite with walk through robe and ensuite Three other good sized rooms with built in robes Large open plan living dining area Bamboo flooring to living spaces Good sized family bathroom with separate bath and shower Ducted gas heating and ducted evaporative cooling Separate living room/Multi purpose room Laundry with plenty of storage and external access 2 x alfresco decks and paved alfresco area as well as a firepit zone Large gourmet kitchen, with walk in pantry 900mm gas cooktop with electric oven (free-standing) Stone benchtops perfect for those that like to cook and entertain Stainless steel dishwasher, 1.5 kitchen sink and a pullout tap Large private rear yard LOT: 2SECTION: 876415 Block Size: 923 sqm (approx.) Internal Living: 207 sqm (approx.) Alfresco: 24 sqm (approx.) Retail/Commercial Space: 50 sqm (approx.) Rental for House: \$800-\$825 per week Rental for Commercial space: \$450+ per week (incl. trendy fitout) Year built: 2014 Rates: \$898 per quarter (approx.) Heating and cooling: Ducted gas heating and ducted evaporative cooling Disclaimer: Carter and Co Agency 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.