

**72 Morning Street, Gundaroo, NSW 2620**



**Sold House**

Saturday, 17 February 2024

72 Morning Street, Gundaroo, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3235 m2**

**Type: House**



Chris Dixon  
0414819377



Alexandra Deschanel  
0417407249

**\$1,050,000**

72 Morning Street, Gundaroo presents a wonderful opportunity to secure a beautifully presented home set on a generous 3,235sqm allotment. As you walk through the front door you are welcomed by a bright and spacious open plan living area with high vaulted ceilings. The kitchen truly is the heart of the home here with its large island breakfast bar and French doors that lead out to one of the two entertaining areas. Segregated from the secondary bedrooms is the master suite with ensuite and access to the private second entertaining deck. Surrounded by lush green grass and plenty of space, there is a large private entertaining area, the perfect spot for a BBQ with family and friends or a pizza night. There are prolific vegetable gardens to one side of the home, while wrapped around one corner of the block is a fruit tree orchard. If tinkering in the shed is more your style, there's a double garage with two additional rooms, plus the separate carport. Located across the road from the horse agistment paddocks (the Police Paddocks) and a hop, skip and a jump from the oval, play ground and Gundaroo's excellent eateries, well-stocked store and great primary school.- 10kw solar system- Hydronic floor heating- Reverse cycle air conditioner in living area- Storage above bedrooms- Two 30,000 litre rain water tanks- Solar hot water - Prolific vegetable garden- 9m x 6m garage with sliding door access to rear deck- 3,235sqm block with rear lane access- Short walk to Gundaroo's Primary School, cafe's, restaurants and shop- School busses depart from the village to Canberra's major schools- Approved DA plans for a rumpus and garage extension Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.