

8 Falconer Place, Bungendore, NSW 2621



Sold House

Thursday, 14 September 2023

8 Falconer Place, Bungendore, NSW 2621

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1250 m2

Type: House



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\$1,050,000

We hear about it every day, you're moving to Bungendore, and you want to know about it. The chance to make the most of the parks, the schools, the weekly tennis game and really feel like you're making the most of the community. 8 Falconer Place offers you classic Bungendore living; a large 1250sqm block, beautiful gardens, a shed, four bedrooms, and of course, room for the 4WD in the garage. It's what you've been waiting for. This Masterton home has a split level floorplan, with the living areas on the ground floor and the bedrooms on the first. The entryway is bright and open, with the formal living to the right and a breakout area, currently set up as a study, to the left. Past this study area you'll find the double garage, and there's external access to the beautiful backyard too. Back to the entryway, you can make your way past the formal dining and into the open kitchen. It's bright, airy, and lets the chef of your family feel involved. You have options for dining; at the breakfast bar, in the informal dining area, the formal dining room, or even outside into the amazing alfresco. When you're ready to relax, the rumpus room is waiting. Upstairs, the bedrooms are large and complete with built-ins. The master even has a balcony overlooking the front gardens and is the perfect place for a cup of tea. This house was designed for a family, and is ready to welcome yours. Key features: • 4 beds, 2 baths on 1250sqm block • Formal living area • Formal dining area • Rumpus room • Break out area / study • Large outdoor entertaining area • In slab heating • Ducted reverse cycle heating upstairs • Electric hot water system • Ceiling fans • Westinghouse oven and stove • LG Dishwasher • 4m x 10m shed • Gardens professionally designed by Peter Campbell • Circular driveway • Caravan parking • Whole house water filter 8 Falconer Place 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 Ava Merriman on 0429 517 003 or Ellie Merriman on 0402 117 877 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.