

**14 Elmslea Drive, Bungendore, NSW, 2621**



**House For Sale**

Wednesday, 25 September 2024

14 Elmslea Drive, Bungendore, NSW, 2621

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## A Beautiful Home In Popular Old Elmslea

The hunt is over, 14 Elmslea Drive is now available. You need look no further than this solidly constructed double brick and timber home. High ceilings, lots of glass and expansive proportions throughout are some of the many features that help make this a truly comfortable home! There is approximately 38 squares of living space and features including cedar doors and windows, polished floors in the formal area, wrap around verandahs and a very large entertaining deck on the northern side for year round alfresco dining.

The segregated master bedroom is very large with enough room for a desk or computer nook and an equally spacious ensuite and dressing room. The other 3 bedrooms are big, they all have built-in robes and large windows overlooking the landscaped gardens beyond.

The formal lounge/dining area is large enough for extended family gatherings and features a slow combustion fireplace. A contemporary country style timber kitchen with quality appliances opens on to the north facing family room, then onto the covered deck and the private backyard.

Set within 3 acres, the rear of which would be suitable for a pony paddock, the grounds are fully landscaped with a thoughtful mix of native and specimen trees and shrubs. There is a large brick paved area- perfect for parties, with raised garden beds. The brick studio would be suitable for a variety of uses such as sewing or craft room, or even a work from home setup and a 6 x 6 m insulated shed currently used as a workshop that would suit craftspeople. Beside this, is 9x3.6m caravan port and a 2.5 bay open shed for overflow garaging.

This property has a homely feel and visitors are said to remark that it feels so peaceful, so much at home, 'like a retreat' 'like a resort' - the owners have always been proud to share their home with others. It has a country outlook to the rear of the block and beyond, from the living area and verandah, the garden attracts many different birds especially in the afternoons.

Key Features include:

- Full town services
- Large open plan kitchen
- Double glazed
- Air conditioning
- High ceilings
- Great parents retreat
- Concrete driveway
- Plenty of modern sheds
- Additional storeroom off the garage
- Room for a pony
- Glass house, vegetable gardens and orchard and hen house
- Swim Spa

The house is located in prestigious Old Elmslea Estate, a lovely, leafy quiet location within walking distance to Bungendore Village Centre and the property has the convenience of school buses at the front gate. For more information or to arrange an inspection please contact Ellie Merriman on 0402 117 877 or at the office on 6238 0700.

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 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.