

**38 Hereford Street, Bungendore, NSW 2621**



**House For Sale**

Monday, 8 July 2024

**38 Hereford Street, Bungendore, NSW 2621**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Doug Merriman

0419999001

**\$950,000**

When you want a quiet, wide and tree-lined street and a delightful, practical and energy smart home, 38 Hereford is the place to be. This home is perfectly positioned on the 700sqm block and optimises a comfortable village lifestyle yet, only minutes to the tourism bustle of Bungendore. The entry is front and centre to the home and leads visitors to the open plan living area, the high quality bamboo flooring flows through the main areas and compliments the light and bright nature of this home. The kitchen will please - great bench space and a good size walk-in pantry, a new induction stovetop is a feature of the kitchen make over undertaken in 2023. The kitchen functions alongside the open plan living space and this opens up onto a northern patio and a lovely place to pause for a break... this arrangement is mirrored on the opposite side of the living area, giving great living and entertaining flexibility and of course, cross flow ventilation. There is instant gas hot water, ducted reverse cycle heating and great storage throughout the home, there is also 2 x Tesla Powerwall batteries being fed by 26 solar panels ensuring energy control. There are 4 spacious bedrooms with quality carpet, all with built-in storage and the master suite has ensuite and walk-in robe. There is also a very spacious fitted study nook which looks onto the patio. The three way bathroom makes getting ready of a morning that bit easier for a busy family. Features include:

- 4 generous bedrooms with built-ins
- Ensuite and Main bathroom (spa bath)
- Open and sunlit living area
- Fantastic chef's kitchen - renovated in 2023
- 2 x 14 KW hr Tesla Powerwall system
- 26 x 300W solar panels & Solar Edge inverters
- Wrap around rear yard
- Garden shed with power and 5000l fresh water tank
- Fire pit area and veg garden
- Laundry with great storage.
- Secure backyard and double garage

Call Doug Merriman on 0419 999 001 for more information or Ray White Bungendore on 6238 0700. **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.