

**61 Malbon St, Bungendore, NSW, 2621**



**House For Sale**

Saturday, 5 October 2024

61 Malbon St, Bungendore, NSW, 2621

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Ideal first home or investment**

This house is ideally located within short easy walk to Bungendore's schools, our beautiful park, tennis courts, shops and cafes. The block is level and perfect for keen gardeners with a mix of established trees, shrubs and lawns. Inside period features such as timber floors, picture rails, sash windows and the original fireplace surround with a style slow combustion fireplace add character to the home.

The main living area is flooded with light from large north facing windows, and the slow combustion fireplace warms the entire home during winter. For the days when you don't feel like a fire there is the Daikin split system air conditioner. The combined lounge/dining area is a relaxing space for everyday living with room for a lounge suite and a dining table. The kitchen has a country feel with pressed metal splashbacks, plenty of storage and the old kitchen fireplace has been converted into a modern stove top and oven. Windows to the east make this the perfect spot to have you morning cuppa with breakfast as sun streams through the window onto the kitchen table. There are three good size bedrooms, one of the 3 will fit a double bed, and the other two will easily fit queen size beds, all have lovely large timber windows looking out over the gardens. The bathroom has been updated and the deep old steel bath retained as it holds the heat for so much longer.

This home has had some renovation but there is room to add value with some more, the exterior although in good order could be bricked over or timber cladded. There is a covered deck off the back of the home and the fully fenced back yard and at the rear of the 664 square metre block there is a garage. It's the perfect man cave, workshop, music room or maybe a home gym. This is one of the best value properties on the market in Bungendore today, inspection is highly recommended.

Key Features include:

- Daikin R/C A/C
- 3 bedrooms
- 664 sqm block
- Period details
- Garage/workshop
- Walking distance to the shops and cafes

This home is within easy walking distance from your favourite café in Bungendore, both the excellent preschool and the popular primary school. Doctors, chemist, supermarket and more are just nearby and if you are thinking of investment potential, tenants will find it only 10 minutes to the Defence headquarters. Bungendore is just 20 minutes from Queanbeyan and 35minutes into Canberra CBD- an easy commute.

For more information or for a private inspection please call Ellie Merriman on 0402117877.

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