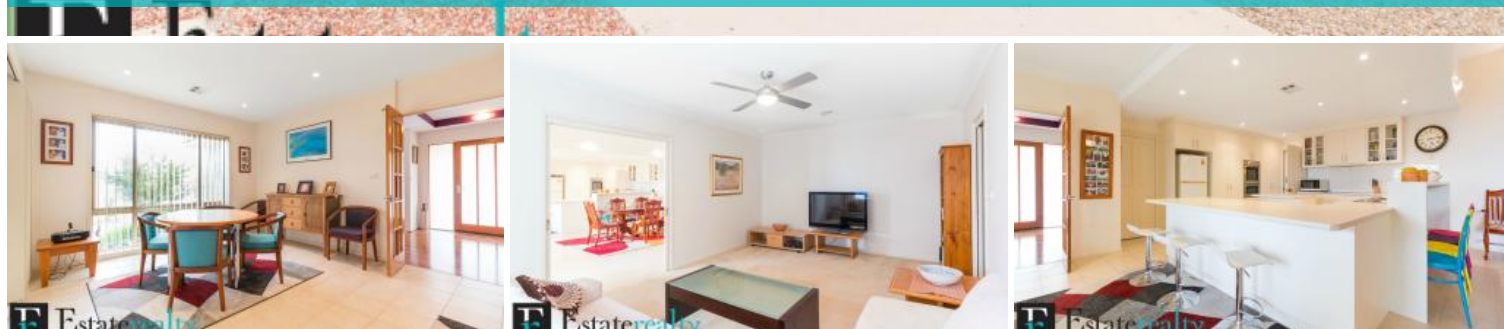


Sold



16 Eyre Street, Bungendore



Private modern and spacious.

Highset and positioned in a quiet cul de sac 16 Eyre Street, Bungendore is a stylish home with manicured gardens. The property is a cut above the rest. Sound proof and insulated internal walls, custom fit windows, 4 generous living areas and 4 large bedrooms are some features delight everyone.

The entrance of the home has a covered gable end porch and features an oversized hardwood door. This opens to a large entrance hallway which divides the formal dining and lounge room. These spaces could easily be converted into a 5th bedroom and fantastic home office, as 2 large living areas still remain.

The entrance hall leads to the family room which is light and bright. The design is open plan with dual ceiling heights. The ceiling variation creates the feel of different spaces in the room and successfully balances a lounge and dining area open plan to the kitchen. This room is empowered by a custom fit window wall framing the private garden and alfresco living area.

From the family room there is a great sized rumpus room perfect to sit back and watch a movie or close the doors for a kids play area. All walls in the living area and bedrooms are sound insulated which also makes the home very energy efficient.

The kitchen has big benches and plenty of storage cupboards with 2 x double door pantries a feature in the stunning kitchen. All the usual appliances are here but most of it really works with the living areas as it is the hub of the home. Central to everything it will make entertaining or everyday living a pleasure.

All the bedrooms are queen size and have timber mirrored wardrobes. Central to the bedrooms is the 3 way family bathroom. It is neat as a pin and hardly used over the

4 2 2

Price	SOLD for \$677,000
Property Type	Residential
Property ID	303

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life of the home. The king size master suite is lovely featuring a huge walk in robe, ensuite and access to private decking.

Although the property has ducted reverse cycle air-conditioning the floor plan window design provides a great crossflow of air keeping it cool in summer. Double glazed windows to the western side and laminated windows everywhere else reduce energy costs. The property also features a 1.5kwh solar system which is upgradeable as well as natural gas hot water making it extremely energy efficient.

One of the best features of this property is the garden. Designed with various areas to sit back and enjoy the peaceful and private views of garden beds and the home. Mature Manchurian pear trees and a clutch of silver birch line the western boundary. The southern boundary hedging makes you feel private and secluded from other homes. There are raised beds ready for vegies, side access to store a caravan, trailer or the boat. A garden shed tucked away behind the hedge screened water tank are added infrastructure.

This home is too good to try and put in to words and must be experienced by inspection.

For all details please call Ben Stevenson 0467 046 637.

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