



**43 Rutledge Street, Bungendore**



## Family Home in the Heart of Bungendore

Located in a quiet street, one block from the heart of the village, this family home—with four bedrooms, three separate living areas, study and modern conveniences—is surrounded by beautiful, well kept gardens and is awaiting its new owners. Perfect for the growing family, this property offers ample living space inside and out for entertaining and, simply, living.

Through a gorgeous front garden, you enter the home and are greeted by light-filled living and dining rooms. This flexible space has large, glass French Doors opening onto a covered deck with kitchen window/bar. This combination of spaces will make entertaining a breeze! The galley-style kitchen and sitting area provides another living space to the home, a perfect spot to relax in the comfort of air-conditioning or ducted heating.

The master bedroom offers built-in robes and a modern ensuite. The second, third and fourth bedrooms are a generous size, large enough to fit a queen-size bed in each. The main bathroom is fitted with modern finishes and an oversized bathtub/shower combo.

There is a delightful rumpus area at the rear of the home with access to the backyard and a separate toilet. This area can serve as a great children's retreat, giving them their own space away from the main living areas.

On a 1020sqm block, the yard features a fully fenced area with a chook shed and chicken run, a large grassed space and raised garden bed, offering the opportunity

4 2 2 1,020 m2

<b>Price</b>	SOLD for \$610,000
<b>Property Type</b>	Residential
<b>Property ID</b>	606
<b>Land Area</b>	1,020 m2

### Agent Details

Ben Stevenson - 0467 046 637

### Office Details

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for great vegie patches.

A carport provides covered access to the home, and the large double garage, with automatic door, is sized for two cars plus storage.

This property is not to be missed, and would recommend viewing before it is gone. We look forward to meeting you at an open home, or during private inspection. Call Gabbi on 0455 444 560 or Ben on 0467 046 637 for more information.

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