






2/113 Ellendon Street, Bungendore

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## Family Living at Its Finest — Modern Comfort in a Peaceful Cul-de-Sac

LJ Hooker Queanbeyan|Jerrabomberra|Googong would like to welcome you to a home where comfort, space and lifestyle come together beautifully.

Positioned in a picturesque and tightly held cul-de-sac, this immaculately maintained 3-bedroom, 2-bathroom residence offers the perfect setting for growing families. Enjoy the peace of mind that comes with a safe, quiet street where children can ride bikes and play freely.

Step inside and be impressed by the light-filled interiors and the striking separate lounge featuring raked ceilings, creating an immediate sense of space and character. Designed for relaxed family living, the home flows seamlessly from formal to informal areas.

Set on a generous 680m<sup>2</sup> block, the property also boasts valuable extra side access - ideal for boats, caravans, trailers or additional vehicles.  
Comfort is assured all year round with powerful reverse-cycle air

**FOR SALE**  
\$920,000

### AGENTS

Michael Dyer  
0438 174 400  
michael.dyer@ljhooker.com.au

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0438 174 400  
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### AGENCY

LJ Hooker Queanbeyan | Jerrabomberra  
| Googong  
02 6297 3333

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

conditioning, double-glazed windows and quality insulation throughout.

#### The Heart of the Home

The well-appointed gourmet kitchen is perfectly positioned to overlook the family room and includes:

- Gas cooktop
- Under-bench oven
- Pantry
- Ample cupboard and bench space
- Brand-new dishwasher

Durable, low-maintenance vinyl flooring enhances the family room and high-traffic areas, making everyday living effortless.

#### Accommodation & Practicality

All bedrooms are generously proportioned with built-in robes and soft carpeting underfoot. The main bedroom features an ensuite plus a dedicated workspace - ideal for those working or studying from home.

The spacious main bathroom offers a separate shower, bath and vanity, complemented by a separate toilet for added family convenience. The well-equipped laundry provides excellent storage and direct backyard access.

#### Outdoor Entertaining Made Easy

Step outside to the impressive 40m<sup>2</sup> alfresco entertaining area - a true highlight of the home. Complete with built-in BBQ, rangehood and external TV, it's the perfect space for year-round gatherings while overlooking the lawn and play areas.

Additional features include:

- Double garage with internal access and extensive storage
- Underground and pop-up irrigation system with controller
- 22.5kL water tank
- Internal surround sound system for the ultimate entertaining experience

Community Freehold Title with quarterly payments of \$366 (approx) per quarter.

With charming street appeal and an enviable family-friendly location, this outstanding home presents a rare opportunity to secure comfort, convenience and lifestyle in one exceptional package.

Inspections are highly recommended.

For further information, please contact:

Michael Dyer

0438 174 400

Agent Declares Interest

## MORE DETAILS

Property ID DCHHXS  
Property Type House  
Land Area 680 m2  
Including Study  
Ducted Cooling  
Ducted Heating  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Remote Garage  
Water Tank

**Michael Dyer 0438 174 400**

Sales Executive | michael.dyer@ljhooker.com.au

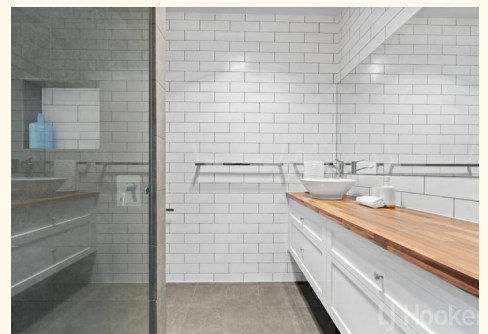
**Michael Dyer 0438 174 400**

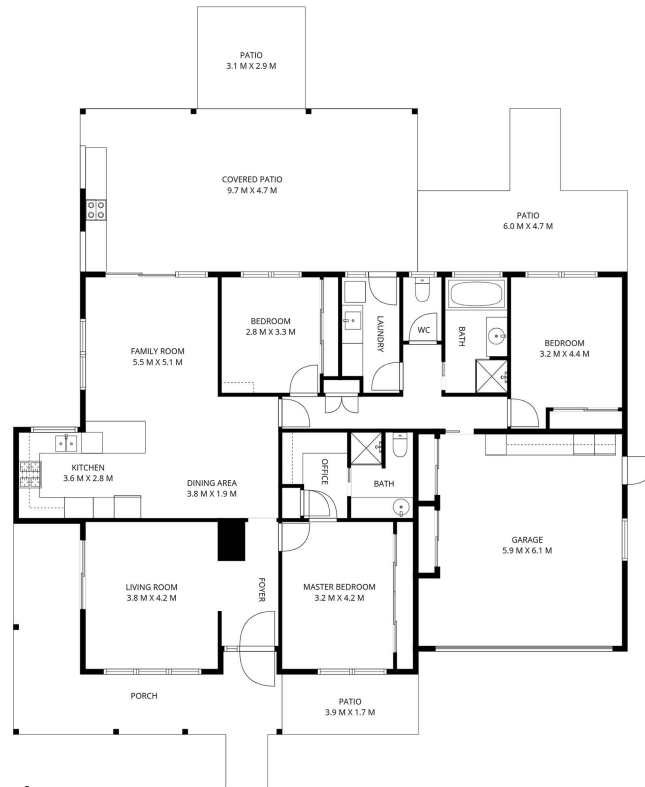
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**2/113 Ellendon Street, Bungendore**

Approx. total area: 233m<sup>2</sup>  N

*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

**aperture**  
REAL ESTATE