4 Wardell Street, Bungendore

Brand new and ready to move in!

Family-Sized Luxury with Rural Charm

Nestled within the sought-after Elm Grove Estate, 4 Wardell Street presents a brand-new Stroud 30 home that blends rural tranquillity with modern comfort. Positioned on a generous 875sqm block, this home has been thoughtfully designed with growing families in mind, offering space, style, and a true sense of Bungendore's laid-back village lifestyle. With its seamless connection between indoor and outdoor living, it's a home that captures both practicality and luxury.

Designed for real family living, the home combines expansive open-plan spaces with multiple living zones, ensuring everyone has room to relax or come together. The heart of the home is the stunning kitchen, complete with 900mm SMEG appliances and a spacious walk-in pantry, flowing effortlessly into the dining, family, and alfresco areas. Four bedrooms, including a privately positioned master retreat with walk-in robe and ensuite, create a sense of comfort and sanctuary. From the kids' lounge to the rumpus, every detail has been considered to support modern family life.

Located just 30 minutes from Canberra, Elm Grove Estate offers the best of both worlds, peaceful rural surroundings and the convenience of town amenities. Landscaped grounds, a large backyard, and views

4 2 2

FOR SALE
$1,080,000-$1,180,000

VIEW
Sat 31st Oct @ 10:45AM - 11:15AM

AGENTS
Eoin Ryan-Hicks
0424 042 419
Eoin.ryan-hicks@ljhooker.com.au

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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.

of the Bungendore countryside provide the perfect backdrop for relaxed entertaining and family enjoyment. With Bungendore's cafes, shops, and schools nearby, plus easy access into Canberra, this is rural luxury designed for everyday living.

OVERVIEW:
- 4 bedrooms, including master suite with walk-in robe & ensuite
- 2.5 bathrooms including guest powder room
- Multiple living areas: family, dining, rumpus, and kids' lounge
- Expansive open-plan kitchen with walk-in pantry
- 900mm SMEG kitchen appliances & Bosch oven
- Ducted air conditioning & solar system
- Double garage with internal access
- Landscaped gardens, paved alfresco & driveway
- Secure with 5% deposit - Fixed price, single contract

SIZE:
House Size: 286.48sqm approx. (Ground 228sqm, Garage 33.78sqm, Alfresco 14.47sqm, Porch 10.23sqm)
Lot Size: 875sqm approx.

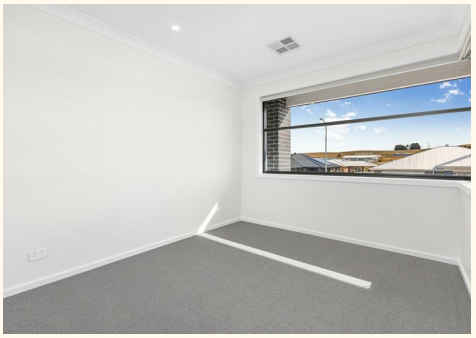
Disclaimer:
All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

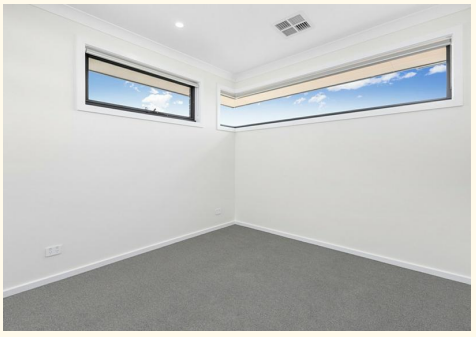
MORE DETAILS

Property ID	1HTCF9U
Property Type	House
Land Area	875 m2

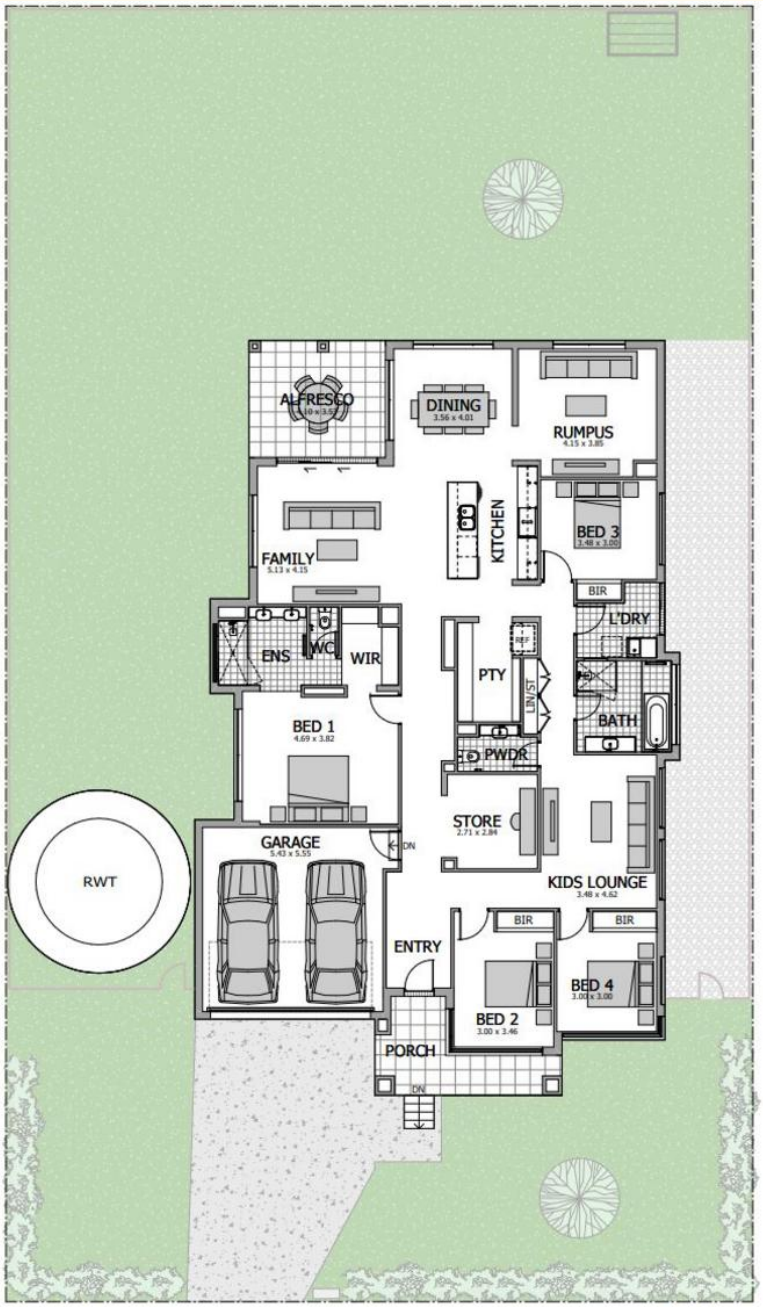
Eoin Ryan-Hicks 0424 042 419
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888
Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
kippax.ljhooker.com.au | kippax@ljhooker.com.au





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.



FLOOR AREA	
GROUND FLOOR	228.00 m²
GARAGE	33.78 m²
ALFRESCO	14.47 m²
PORCH	10.23 m²
	286.48 m²

STROUD 30, LOT 75, No. 4 WARDELL STREET
BUNGENDORE
LOT SIZE 875m²

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.