



697 Bungendore Road, Bungendore

Peaceful Country Escape on 20 Acres

Hidden privately at the rear of a beautiful 20 acre bush block bordering Bywong, this is the kind of property that makes you breathe a little deeper the moment you arrive.

Travel up the driveway and the world seems to slow down. Surrounded by natural bushland, birdsong and wide valley views, there's a genuine sense of peace here that's becoming harder and harder to find this close to Canberra.

Whether it's sitting on the verandah watching the sunset disappear through the trees, wandering amongst the gums with a morning coffee, or simply enjoying the quiet at the end of a long day, this is a property that invites you to live a little differently.

The one bedroom cottage itself is full of warmth and natural light, thoughtfully positioned to capture the surrounding outlook and northern sun. Large windows draw the outside in, while the open plan living creates a relaxed and comfortable space to unwind. The kitchen offers generous storage and bench space, and the covered verandah quickly becomes the place you'll spend most of your time.

1 1 2

FOR SALE
\$1,049,000

VIEW
Sat 20th Jun @ 9:45AM - 10:15AM

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Adding further flexibility is the separate lined studio with its own ensuite, ideal for guests, a teenage retreat, creative space or a peaceful work from home setup tucked away amongst the trees.

The land is a beautiful blend of open grazing and native bushland, giving you the freedom to enjoy the property in your own way. There's room for a horse, alpacas, a few sheep or simply space to explore and reconnect with nature. Existing veggie beds, a former chook run and two dams add to the feeling of a simple and grounded country lifestyle.

What makes this property even more special is the balance it offers. Privacy and seclusion, yet still only approximately 10 minutes from Bungendore and within comfortable reach of Queanbeyan and Canberra. Bungendore continues to be one of the region's most loved country towns, known for its strong sense of community, local cafés, bakeries, pubs, restaurants and everyday essentials.

It's the kind of property people often talk about finding... peaceful, private and surrounded by nature, yet still connected to everything you need.

Why you'll love it:

- Approximately 20 acres (8ha) of bushland and light grazing
- Peaceful and private setting with beautiful valley views
- Gorgeous sunsets and tranquil surrounds
- One bedroom cottage filled with natural light
- Open plan living with slow combustion fireplace
- Large kitchen with generous storage and bench space
- Covered verandah overlooking the valley
- Separate lined studio with ensuite
- Air conditioning to living area and bedroom
- Bedroom ceiling fan
- 2.65kw solar system
- 2 x 20,000L rainwater tanks
- Carport plus shed
- Garden shed
- Two dams
- Fully fenced dog friendly house yard
- Existing veggie beds and former chook run
- Approx. 7 minutes to Bungendore
- Approx. 30 minutes to Canberra CBD and Queanbeyan

A peaceful lifestyle property offering space, privacy and the chance to truly slow life down for a while.

MORE DETAILS

Property ID	KHJ09
Property Type	House
Land Area	20 acre
Including	Dishwasher Solar Panels

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