



8 Wardell Street, Bungendore

## Designed for Space and Comfort - Move in Soon

### ELM GROVE - MODERN LIFE WITH VILLAGE CHARM.




Elm Grove Estate offers a relaxed country lifestyle with the convenience of town living. Located in the charming village of Bungendore, you'll enjoy open space, mountain views, and a strong sense of community - all just 30 minutes from Canberra. It's the perfect place to build new and live well in a growing, well-connected region.

### DESIGNED FOR SPACE AND COMFORT

The Grace 27 is a well-balanced, single-storey home designed for families seeking a relaxed lifestyle in Bungendore's open surrounds. With four bedrooms, multiple living zones and a thoughtfully zoned layout, there's space for everyone to live, unwind and connect. A front lounge, central open-plan living and rear rumpus room create flexibility, while the kitchen-with walk-in pantry and island-anchors the home. Finished with a rear alfresco and private master bedroom, it's ideal for everyday living with a touch of country calm.

### QUALITY INCLUSIONS

- 900mm SMEG kitchen appliances
- 3.52kW solar system

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### FOR SALE

\$1,095,000 Move-in Soon

### VIEW

By Appointment

### AGENTS

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### 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.



- Stone benchtop in kitchen
- Ducted air conditioning unit
- Driveway, Letterbox & clothesline
- Landscaping

#### READY BUILT BY RAWSON HOMES

With construction due to complete in Q3 2025, you can enjoy your brand-new home sooner than you thought - secure it today and get ready to settle in!

- Full turnkey home with landscaping and driveway
- Fixed price with no additional or unexpected costs

#### DISCOVER MODERN LIVING AND VILLAGE CHARM AT ELM GROVE ESTATE

Elm Grove Estate offers a peaceful, village lifestyle with all the convenience of town living - just 30 minutes from Canberra. Set in the heart of Bungendore, this boutique estate combines wide-open space, mountain views and a strong sense of community. It's the perfect place to build your dream home in a fast-growing, well-connected region.

#### EDUCATION AT YOUR DOORSTEP

- Bungendore Public School - 3 min drive
- Bungendore Preschool - 3 min drive
- St Mary's Primary School (Queanbeyan) - 20 min drive
- Queanbeyan High School - 25 min drive
- Karabar High School - 25 min drive
- Burgmann Anglican School (Forde Campus, Gungahlin) - 30 min drive
- Tertiary options in Canberra - approx. 30-35 min drive

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#### CONNECTED TO CANBERRA AND BEYOND

- Bungendore Train Station - 3 min drive
- Regular NSW TrainLink services to Canberra, Queanbeyan and Sydney
- Queanbeyan CBD - 25 min drive
- Canberra Airport - 35 min drive
- Canberra CBD - 35 min drive
- Easy access to Kings Highway for direct road connections

#### EAT, SHOP AND ENJOY

- Bungendore Village Centre (IGA, butcher, bakery, post office, pharmacy) - 3 min drive
- Local cafés, pubs, restaurants and takeaway - 3-5 min drive
- The Big Green Cup Café; - 3 min drive
- Lark Hill Winery & Restaurant - 10 min drive
- Queanbeyan Westfield Shopping Centre - 25 min drive

- Canberra Centre (major retail and dining) - 35 min drive

#### HEALTHCARE CLOSE TO HOME

- Bungendore Medical Centre - 3 min drive
- Bungendore Pharmacy - 3 min drive
- Queanbeyan District Hospital - 25 min drive
- Queanbeyan GP Super Clinic - 25 min drive
- Canberra Hospital (public) - 35 min drive
- Calvary Private Hospital Bruce - 40 min drive
- Allied health and dental services available locally and in nearby Queanbeyan

#### EXPLORE MORE EVERY DAY

- Bungendore Park, skatepark and oval - 4 min drive
- Elmslea Ponds and walking trails - 5 min drive
- Gibraltar Street cafes and antique stores - 3 min drive
- Lark Hill Winery - 10 min drive
- Molonglo Gorge Nature Reserve - 20 min drive
- Googong Foreshores (fishing, picnics, hiking) - 30 min drive
- Canberra's cultural and outdoor attractions - 35 min drive

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#### MORE DETAILS

Property ID	1HU7F9U
Property Type	House
Land Area	873 m2

#### **Eoin Ryan-Hicks 0424 042 419**

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |  
Eoin.ryan-hicks@ljhooker.com.au

#### **Olivia Schultz 0415 366 287**

Licensed Agent | Team Ryan-Hicks | olivia.schultz@ljhkipax.com.au

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