



Lot 28 Elm Grove, Bungendore

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Quality home & premium inclusions in Elm Grove - Registered Land
LOT 28 ELM GROVE, BUNGENDORE




Discover a high quality home in Elm Grove Estate, a new community offering a peaceful, village lifestyle with all the convenience of town living - just 30 minutes from Canberra

Built by Rawson Homes, you can rest easy in the quality of your new home:

- A lifetime structural guarantee
- Built by a reputable builder with over 45 years' experience
- Peace of mind with warranties and maintenance period included
- All homes independently assessed for quality

THE STROUD 30 - SPACIOUS SINGLE-LEVEL LIVING FOR FAMILIES

The Stroud 30 is a generously sized single-storey home designed for family comfort and flexibility. With four bedrooms-including a master suite with walk-in robe and ensuite-and a dedicated kids lounge, study and rumpus room, there's space for everyone to relax and focus. The open-plan kitchen, dining and family area flows seamlessly to the alfresco, anchored by a walk-in pantry for added convenience. Perfect

4  2  2 

FOR SALE

\$1,125,000 | Registered Land

VIEW

By Appointment

AGENTS

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 **LJ Hooker**

for modern family living and entertaining.

INCLUSIONS

- 20mm stone benchtop to kitchen and bathroom
- 600mm SMEG Kitchen Appliances inc. Oven, Cooktop and Rangehood
- 3.52kW solar system
- Daikin ducted air conditioning
- Choice of ceramic floor tiles or laminate flooring to living areas

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

Elm Grove Estate is perfectly positioned for families, with a range of quality schools and early learning options close by. From preschool to high school, Bungendore offers strong local education just minutes from home.

- 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

CONNECTED TO CANBERRA AND BEYOND

Elm Grove Estate offers the best of both worlds - peaceful village living with excellent transport connections. Whether you're heading into Canberra for work or exploring the region on weekends, travel is quick and convenient.

- 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

Enjoy the charm and convenience of village living at Elm Grove Estate, with local shops, dining, and daily essentials all just minutes away. Plus, you're only a short drive from major retail hubs in Queanbeyan and Canberra.

- Bungendore Village Centre (IGA, butcher, bakery, post office, pharmacy) - 3 min drive
- Local cafes, pubs, restaurants and takeaway - 3-5 min drive
- The Big Green Cup Cafe - 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

Elm Grove Estate offers convenient access to essential health services, from local GPs and pharmacies to hospitals and specialist care in nearby Queanbeyan and Canberra - all within easy reach when you need it.

- 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

At Elm Grove Estate, the great outdoors is always close. Surrounded by natural beauty, local parks, and weekend attractions, you'll enjoy a healthy, active lifestyle with plenty of space to relax, play and explore.

- Bungendore Park, skatepark and oval - 4 min drive
- Elmslea Ponds and walking trails - 5 min drive
- Gibraltar Street cafés 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

DISCLAIMER:

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MORE DETAILS

Property ID	1HU9F9U
Property Type	House
Land Area	1001 m2

Eoin Ryan-Hicks 0424 042 419

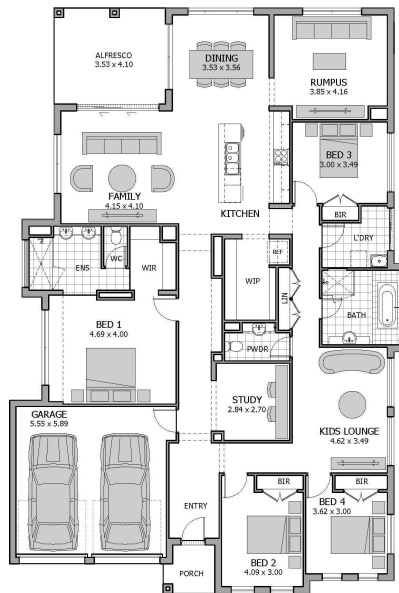
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