

Sold



40 Carlton Dr, Bungendore



Luxurious Home

When lifestyle, Luxury and Location all blend it will provide a beautiful and convenient home for the family. **40 Carlton Drive, Bungendore** is an expansive and luxurious home with free-flowing living areas that blend to the alfresco entertaining. Large bedrooms and spacious bathrooms will please every member of the family.

The residence is set among tall standings of gums trees and neatly positioned on 1.09 Hectare block. Surrounding the home is landscaped gardens and retaining walls to provide level grassed spaces and numerous sheltered porches and patios for you to enjoy.

There are glorious formal dining and lounge rooms, a family room open plan to the kitchen and a separate lounge or cinema room plus a Rumpus room with full size billiard table. The living areas are spacious and offer everyone a place to breakaway and enjoy. The floorplan works really well and is designed to suit the large family. One of my favourite features is how the living areas blend so well with the outside living spaces. Sliding doors open right up so both living areas surrounding the alfresco blend seamlessly and create a really lovely resort like feel.

The kitchen is modern with gas cooking and large rangehood and, it has plenty of storage and bench space. The kitchen is central to the living areas and an excellent space for entertaining. Pure Stone benchtops and modern cabinetry feature alongside a curved ceiling bulkhead which mirrors the island bench below. The colour palette is white and bright which flows through to the family room complemented by a gas burning fireplace.

There are 4 spacious bedrooms all with built in robes plus a study. From all rooms the views across the private acres are framed by large windows. The west wing of the home accommodates an oversized master bedroom for maximum privacy and features a huge dressing room and ensuite bathroom. A central bathtub separates his and hers vanities, which features like in a 5-star hotel. There is an oversized

4 2 7 1.09 ha

Price SOLD for \$1,160,000
Property Type Residential
Property ID 633
Land Area 1.09 ha

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shower and separate toilet also.

The alfresco space is newly fitted with BBQ kitchenette and fully tiled flooring. This space is wonderful and makes the transition between indoor and outdoor living seamless. This country lifestyle is appreciated from both the internal spaces to the outdoors.

The road is sealed road right to the impressive front gate and crushed stone drive way welcomes you to the triple garage with internal access.

The owners have kept gardens easy to maintain if you prefer low maintenance, however, you have a blank canvass to get your creative juices flowing across 1 hectare of ground. The home is situated on an elevated position with beautiful views to the north, East and West. To the south the property backs onto Brooks Hill Reserve. Which is a great place for the kids to explore the bushland walking tracks. Other inclusions are a 165,000 litre water tank, Separate 8 x 9m shed with power and 15,000 litre water tank, irrigation system fed from rainwater or the community bore, Electric fencing for canines, solar power front gate, security alarm and two reverse cycle ducted air-condition systems, so the entire residence is effectively heated or cooled when required.

Rural properties like this are really best inspected in person, so please call me, **Ben Stevenson 0467 046 637**, or visit one of our scheduled open homes.

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