



# FOR SALE

6 Talbot Street, Elm Grove Estate  
Bungendore

 4  2  2     \$ 1,245,000

Land size: 850sqm     Status: Newly completed

New 4 bedroom + ensuite home complete with theatre room, alfresco, floor coverings, blinds, fencing, stone retaining walls and valley views.

#### Main features include:

- 4 generously sized bedrooms
- Ensuite with 2 x separate walk-in robes to master bedroom
- Double lock-up garage with completed stamped concrete driveway
- Extra concrete paths around the home
- Terraced rear yard with attractive stone retaining walls
- Separate TV/Media room
- Floor coverings and window furnishings included
- Large kitchen and family room with sliding doors to outdoor Alfresco
- Separate food pantry to kitchen
- Upgraded extras incl. stone benchtop, 900mm wide oven and cooktop
- Double glazed windows and sliding doors
- Reverse cycle and zoned ducted aircon/heating
- Dishwasher included
- Fully fenced with Colorbond fencing
- Only 2 neighbours on either side (no rear neighbour)
- Expansive views to the valley and mountains beyond
- Footpaths leading to recreation pond and BBQ area
- Walking distance to new \$80M high school (completion early 2027)

Open for inspection Sundays 1pm - 3pm

Phone 0418 486949 to arrange a private inspection

Email: [sales@aland.net.au](mailto:sales@aland.net.au)

# Floorplan

