



There's No Place Like Home!

## 27 Rochester Drive, Bundanoon

Price Guide \$735,000 - \$765,000

Located in the sought-after Rochester Estate, this property sits on the high side of a quiet cul-de-sac, on an easy care & low maintenance 941sqm block. This contemporary designed, family home embodies a comfortable easy lifestyle with plenty of space for everyone. With a spacious open plan kitchen, dining & living area as well as a separate media room, large home office & 4 generous bedrooms. Ideally positioned within a short-stroll to Bundanoon Village where there are a range of shops, award-winning cafes, lush parks, Bundanoon Primary School & the train station.

Property features include:

- Spacious master suite with walk-in wardrobe & ensuite
- Generous secondary bedrooms all with built-in wardrobes
- Large family bathroom with a separate toilet
- Stunning kitchen with large walk-in pantry & breakfast bar
- Ducted reverse cycle A/C throughout the property keeping the home perfectly heated or cooled the whole year round



<b>Property ID:</b>	L3136888
<b>Property Type:</b>	House
<b>Garages:</b>	2
<b>Land Area:</b>	941.0 sqm

**Damien Ogiluy**

0423 548 147

[damien.ogiluy@sh.rh.com.au](mailto:damien.ogiluy@sh.rh.com.au)

- A covered entertaining alfresco area ideal for BBQ's with family & friends

- Ideal access to the backyard

Perfect central with a scenic 30-minute drive to Bowral & just over 1.5 hours to both Sydney & Canberra. For more information or to arrange a private inspection contact Damien Ogiluy on

0423 548 147 [damien.ogiluy@sh.rh.com.au](mailto:damien.ogiluy@sh.rh.com.au) or Clayton Smith 0419 555 035

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**27 ROCHESTER DRIVE, BUNDANOON**

FLOOR PLAN AREA 220 m<sup>2</sup>

Floor plan measurements are approximate and are for illustration purposes only. Floor plan by Highlands Photography [highlandsphotography.com.au](http://highlandsphotography.com.au). Whilst all reasonable care has been taken in providing this information related companies and their representatives, consultants and agents accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any third party whether purchaser, potential purchaser or otherwise.

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