



**7 Huxley St, Mittagong**



## 'LILLY PILLY'

A QUALITY HOME ON 1 ACRE WITH DISTANT VIEWS

THIS IMPECCABLY STYLED RESIDENCE IN A PRIME LOCATION, IS SUCH A PLEASING PIECE OF ARCHITECTURE, WHERE THE FEELING OF FREEDOM, FAMILY ENJOYMENT AND SPACE ARE ALL ENHANCED BY THE UNIQUE DESIGN

EVERY REFINED DETAIL OF THIS NORTH FACING, SOLAR PASSIVE PROPERTY COMBINES TO PROVIDE THE ULTIMATE IN RELAXED, INDOOR AND OUTDOOR LIVING

- \* Generous entrance foyer with timber floors
- \* Living room with slow combustion fire, ceiling fan and garden vistas
- \* Dining with flued gas heater, timber floors and door to north facing deck
- \* Stylish, well appointed kitchen with Smeg electric oven, 6 burner gas cooktop, dishwasher, walk-in pantry, island bench with breakfast bar, study nook and timber benchtops
- \* Family room with ceiling fan and northerly distant views
- \* Double glazed windows in kitchen and living areas
- \* 5 large bedrooms
- \* Built-in robes (walk-in robe in main)
- \* 3 bathrooms (2 ensuites)

5 3 2 3,914 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	206
<b>Land Area</b>	3,914 m2

### Agent Details

Susie Embleton - 0488 568 688

### Office Details

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* Powder room
- \* Laundry with storage and door to outside
- \* Main workshop (6m x 5m) with 3 phase power
- \* Workshop #2 (6.9m x 3m)
- \* Artist's studio (garage #2) with 3 phase power
- \* Reticulated automatic water system
- \* Garage with auto door and internal access
- \* Full insulation
- \* Large, north facing deck and covered pergola (4m x 13.6m)
- \* 20,000 ltr water tank for garden, w.c.'s and washing machine
- \* Zoning - R5 low lot residential
- \* Post and rail fencing
- \* Landsize: 1 acre (3914m<sup>2</sup>)

IN ADDITION TO THE MANY FEATURES ON OFFER THERE IS ALSO A LARGE WORKSHOP AND STUDIO WITH 3 PHASE POWER

THE GROUNDS ARE BEAUTIFULLY STRUCTURED WITH SPECIMEN TREES AND AN ABUNDANCE OF NATIVE SPECIES

'LILLY PILLY' IS TUCKED AWAY IN THE FOOTHILLS OF MT GIBRALTAR AND ONLY ONE KILOMETRE TO THE CENTRE OF TOWN

THIS PROPERTY IS A DELIGHT TO PRESENT FOR SALE

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

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