

Under Contract



2 Spencer St, Mittagong



### 'SUNNYHILL'

#### A STYLISH HOME WITH STUDIO ON ½ ACRE

SET IN THE FOOTHILLS OF MT GIBRALTAR IS THIS ENCHANTING THREE BEDROOM PROPERTY, BATHED IN SUNSHINE AND NATURAL LIGHT

PLUS A STUDIO UNDER THE MAIN ROOF WITH ITS OWN ENTRANCE IN THIS SOUGHT-AFTER LOCATION

- \* Attractive, wide entry with French doors, timber floors and plantation shutters
- \* Open plan, north facing lounge, dining and kitchen with 'spotted gum' timber flooring, slow combustion fire, split-system air conditioning and French doors to covered verandah with views to Mt Alexandra
- \* Country style kitchen with Delonghi 5 burner cooker, stainless steel flue, dishwasher, pantry, double ceramic 'butlers' sink, water purifier, timber island bench with storage and breakfast bar
- \* King-size main bedroom with door to verandah, bay window and views to Mt Alexandra
- \* Bedrooms 2 & 3 with built-in robes
- \* 2 bathrooms – main with freestanding deep bath, frameless walk-in shower (wheelchair friendly), vanity & w.c.
- \* Laundry with door to outside plus shower, vanity & w.c.
- \* Studio / office (lower-level) north facing

🛏 3 🗺 2 🚗 3

<b>Price</b>	CONTACT AGENT
<b>Property Type</b>	residential
<b>Property ID</b>	230
<b>Land Area</b>	2,037 m2

#### Agent Details

Susie Embleton - 0488 568 688

#### Office Details

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* Under-house storage
- \* Laundry with storage & door to outside
- \* Single garage with internal access
- \* Water tank with pump (for garden)
- \* Secure, fully fenced rear yard
- \* Landsize: 2037m2

**SET ON AN ESTABLISHED HALF ACRE WITH THE POSSIBILITY OF SUBDIVIDING (S.T.C.A) OR EXTEND THE EXISTING HOME SHOULD YOU DESIRE**

**IT HAS A GENTLE ELEVATION WITH NORTHERLY VIEWS TO MT ALEXANDRA**

**WALKING DISTANCE TO STURT GALLERY & CAFÉ, TOWN CENTRE AND RAILWAY STATION**

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.