



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

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<b>Price</b>	SOLD
<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**

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