



**Unit 1, 66 Railway Pde, Mittagong**



**A STYLISH, REFURBISHED 3 BEDROOM VILLA**

**IT IS BEAUTIFULLY PRESENTED, WELL APPOINTED AND NORTH FACING**

**THIS DESIRABLE LOCATION IS ONLY A 7 MINUTE WALK TO THE RAILWAY STATION AND THE CENTRE OF TOWN**

- \* Entry from covered portico
- \* North facing sitting room with garden vistas
- \* Near new kitchen with Smeg electric oven & gas cooktop, Bosh dishwasher, exhaust fan (fitted-out), stone benchtops and an abundance of storage
- \* Family room adjacent to kitchen with sliding doors to 'vogue' pergola and garden courtyard
- \* Sunny dining with bay window overlooking the garden
- \* Three bedrooms
- \* Built-in robes (walk-in robe in main)
- \* Renovated ensuite with shower, vanity, tastc lights & w.c.
- \* Main bathroom with bath, shower, vanity, tastc lights & w.c.
- \* Ducted reverse-cycle air conditioning (zones) plus gas points
- \* Laundry with door to outside
- \* Private rear courtyard
- \* Double garage with internal access

3 2 2

<b>Price</b>	\$935,000
<b>Property Type</b>	residential
<b>Property ID</b>	231
<b>Land Area</b>	452 m2

**Agent Details**

Susie Embleton - 0488 568 688

**Office Details**

Mittagong  
 7 station street Mittagong NSW  
 2575 Australia  
 02 4872 1162



\* Landsize: 452m2

\* Council rates: \$366pq + water (water included) & sewer

**THE VILLA IS COMMUNITY TITLE AND NOT STRATA**

**IT IS IN A COMPLEX OF ONLY FIVE AND WILL BE SURE TO APPEAL TO A BROAD SPECTRUM OF BUYERS**

**THE STRUCTURED GROUNDS ARE ESTABLISHED AND EASY CARE**

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.