







THE ULTIMATE HIDDEN FOOTPRINT

THIS COMPLETE, DUAL-PURPOSE PROPERTY IS SET ON A LEVEL 2,577m2 BLOCK AND DELIVERS A PREMIUM LIFESTYLE ON EVERY FRONT

IT OFFERS SPACE, INFRASTRUCTURE AND THE VERSATILITY OF MULTI-GENERATIONAL LIVING IN A PRIVATE GARDEN SETTING

A 4 BEDROOM RESIDENCE POSITIONED BEHIND THE FRONT HEDGE AND BEYOND THE REAR GARDEN IS A DETACHED SELF-CONTAINED 2 BEDROOM STUDIO

FOR THE ENTHUSIAST A FOUR BAY GARAGE/WORKSHOP (17.5m x 8m) EQUIPPED WITH 3 PHASE POWER, ELECTRIC VEHICLE HOIST AND 3 NEW ROLLER DOORS

***** Entrance from covered front terrace

***** Generous lounge with large windows and garden views

* Stylish, near-new, well-appointed kitchen with electric oven & cooktop, flue, dishwasher, an abundance of storage, breakfast bar and 40ml stone benchtops

***** Dining adjacent to kitchen with sliding doors to enclosed sunroom with slow combustion fire

***** Garden room with double sliding doors to covered outdoor entertaining area and garden

***** Study

6 4 6 2,577m2

Price	PRICE GUIDE $2.55m
Property Type	Residential
Property ID	287
Land Area	2,577 m2

Agent Details

Susie Embleton - 0488 568 688

Office Details

Mittagong
7 station street Mittagong NSW 2575 Australia
02 4872 1162

susie embleton
property sales

* Games/utility room

* 4 double bedrooms – all with robing

* 2 bathrooms (updated) with ensuite to main

* Separate w.c.

* Laundry – fitted-out with storage and door to outside

* Ceiling fans throughout

* Ducted reverse-cycle air conditioning (zoned)

* Retractable external canvas blinds front and rear

* Single steel framed garage (4m x 8m)

* Carport (steel frame) adjacent to garage

* 4 bay steel framed garage (17.5m x 8m) with new roller doors and an electric vehicle hoist

* 3 phase power and upgraded power boards

* 32 solar panels with battery

* Water tanks 2 x 2700ltrs

* Garden shed (7.5m x 3m)

* Chook pen

* Landsize: 2577m2

STUDIO

* Large covered verandah with entrance to studio

* Lounge with slow combustion fire and new carpet

* Kitchenette

* Dining adjacent to kitchen with parquetry flooring

* 2 double bedrooms with built-in robes

* Bathroom / laundry combined

* Ceiling fans

* Split-system air conditioning

* Storage shed/garage (7.6m x 3m)

A 3 MINUTE DRIVE TO THE CENTRE OF TOWN OR AN EASY WALK TO THE LOCAL SHOPS, CAFÉ'S, PARKS AND TRAIN 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.