



FOR SALE

A STYLISH SIX ACRE STUNNER, ONLY MINUTES FROM MITTAGONG TOWN CENTRE!!!

****Virtual Video Walkthrough Available****

An immaculate and spacious four-bedroom home situated on six acres located only six minutes from Mittagong's town centre. The six acres offers both a rural and parkland backdrop, consisting of several fenced paddocks coupled with a private dam, orchards and formal gardens. On arrival, you pass through your private gated entry and down a tree-lined driveway, bordered by beautiful Liquid Ambers which colours change throughout the year, and are accompanied by formal beds of red roses just waiting to be enjoyed.

The house itself is in immaculate order and has been looked after exceptionally well by its passionate owners. The downstairs floor plan including the kitchen, lounge and dining rooms are blessed with consistent views of the surrounding gardens with the standout feature being the sunroom which allows for a comfortable and warm place to sit and admire the garden all year round.

As you leave the house and stroll toward the rear of the property, you walk amongst established trees, through an orchard, across a bridge over a private dam, and head into a cleared area hosting several fenced paddocks perfect for horses, hobby farming or of course the resident alpaca.

Split system air-conditioning
Slow combustion fireplace with gas bayonet points
High ceilings throughout with a spacious staircase leading to the upstairs landing area
Huge master bedroom with walk-in robe and ensuite
Modern kitchen with Caesarstone benchtops and Westinghouse appliances
Double automatic garage
A good-sized garden shed that fits ride on mower and small tractor

Please feel welcome to contact Sam Mulholland for further information on 0432 368 341

****We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry**

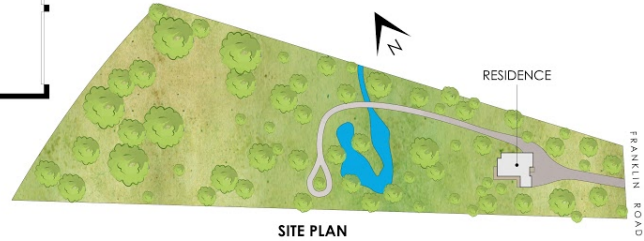
4 BED | 3 BATH | 4 CAR

PRICE:
\$1,285,000 - \$1,325,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN AREA 345 m

3 FRANKLIN ROAD, AYLMERTON

Floor plan measurements are approximate and are for illustration purposes only.
 Floor plan by Highlands Photography highlandphotography.com.au
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.