52/70 LITTLE RIVER ROAD, BRAIDWOOD, NSW, 2622









SOLD

THE PERFECT DOWNSIZER !

The perfect downsizer or savvy investment, this attractive, low maintenance residence will provide you with comfortable living all year round, but also be easy to lock up and just go whenever you get the travel bug.

Set in a superb location between Canberra and Batemans Bay and offering an amazing lifestyle, the options for socialising, café culture, art, music and exploring are what Braidwood is all about.

One of two semi-detached homes in Summerfield Over 55s village, this property enjoys a glorious north facing sunroom leading to a private back garden where you can relax and enjoy the winter sun. It also allows easy access to the pool, clubhouse and carpark with a gate to the back laneway.

HOME FEATURES YOU WILL LOVE:
* A stylish 2 bedroom with superb rear sunroom
* Open plan kitchen / living / dining
* Master bedroom with access to sunroom
* Ensuite bathroom has underfloor heating
* Second bathroom for your visitors
* Modern all electric kitchen with heaps of storage
* Split system air conditioning
* Carpet and tiles throughout
* Single remote garage access
* Storage system installed in garage ceiling
* LPG gas connected to home
* 5,000 litre rainwater tank to laundry & toilets
* New Braidwood Hospital next door to Summerfield

COMMUNITY FACILITIES:
* Clubhouse
* Indoor Heated Pool
* Gymnasium
* Arts and Craft Building
* Men's Club (Braidwood)
* Community Vegetable Garden

2 BED | 2 BATH | 1 CAR

PRICE:
$532,500

OPEN FOR INSPECTION:
N/A



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Clancy



NET AREAS

Living = 84.46m2
Garage = 20.60m2
Terrace = 19.85m2

TOTAL = 124.91m2

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.

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