6/70 LITTLE RIVER ROAD, BRAIDWOOD, NSW, 2622









SOLD

A SLICE OF COUNTRY PARADISE !!

Presented to the market for the first time since it was built in 2016, you will be impressed by the time and effort the owners have placed into the immaculate gardens, the presentation and the quality that makes this house a real home!

Cleverly designed for inspired functionality and separation of space, a flexible floor plan offers 3 bedrooms, 2 bathrooms, 1 car garage, open plan living spaces and fabulous interactive garden surrounds to meet your every need.

This home is located in the Over 55s village of Summerfield on the eastern edge of the Braidwood township.

Relax in the north facing alfresco which is surrounded by gardens, whist checking out the new ducklings swimming on the dam, the striking poplars along the front boundary and then the farmers cattle on the hills into the horizon.

Your lifestyle will be as quiet or as active as you choose, because the community at Summerfield hosts an active social calendar and ready support if you need, whilst at the same time respecting the privacy of residents.

FEATURES AT A GLANCE:
- Generous sized formal living room which features a gas fire place
- Spacious all electric kitchen with plenty of storage
- The dining / family room opens to the back garden
- Built-in robes to all the bedrooms
- Ensuite has underfloor heating
- Split system RC air conditioner
- Timber flooring to the living areas / carpet in bedrooms
- 5,000 litre rainwater tank plumbed to toilets & laundry
- LED lights throughout
- 10 kW solar system to help cover power bills

COMMUNITY FACILITIES:
- Heated indoor pool
- Gymnasium

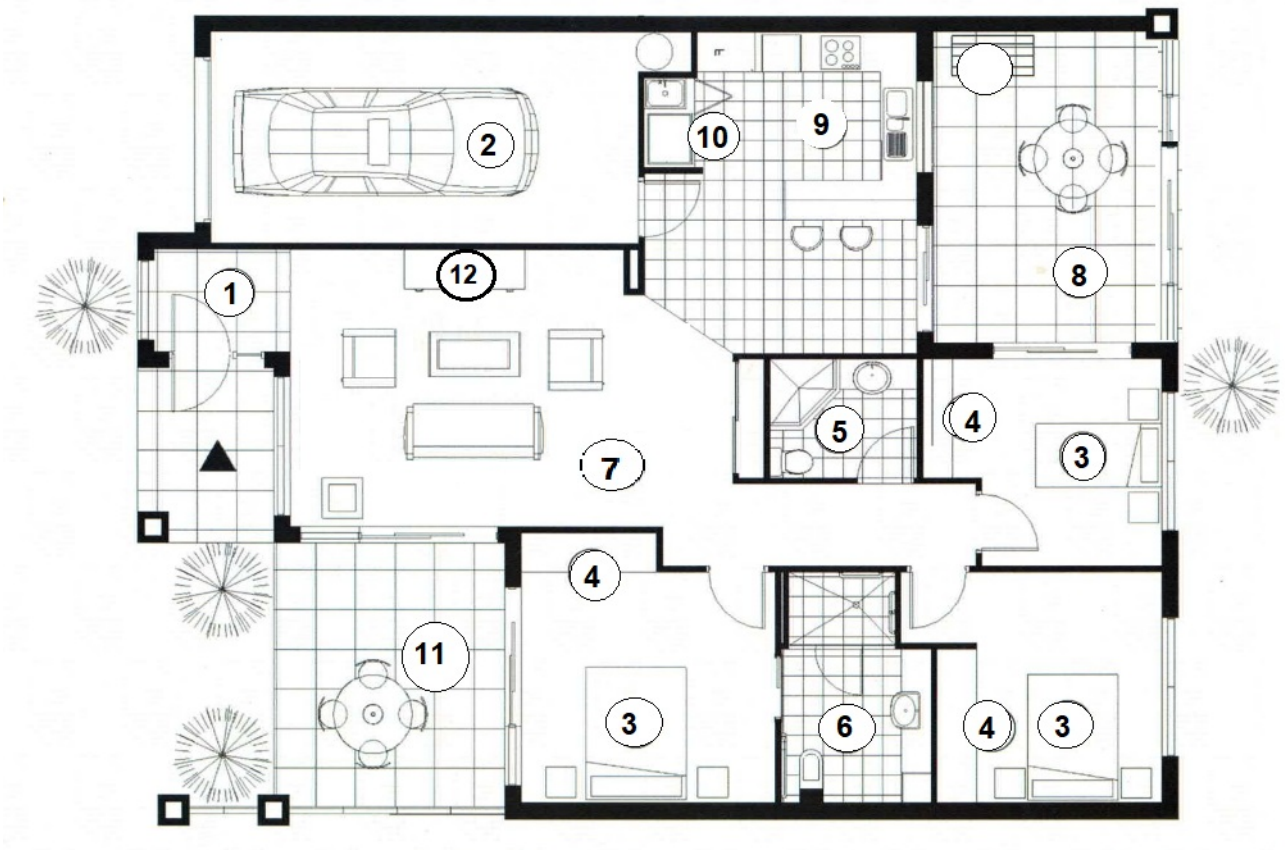
3 BED | 2 BATH | 1 CAR

PRICE:
$799,000

OPEN FOR INSPECTION:
N/A



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LEGEND

1. Entry
2. Garage
3. Bedroom
4. Wardrobe
5. Bathroom
6. Ensuite
7. Living
8. Dining
9. Kitchen
10. Laundry
11. Alfresco
12. Fireplace

NET AREA

Living	130
Garage	21
Alfresco	12
TOTAL	163

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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