



FOR SALE

RETIREMENT 3BR 2 BATHROOM, OPEN PLAN HAVEN + COURTYARD IN HISTORIC BRAIDWOOD

Nestled within the heritage-listed town of Braidwood, this exceptional 3-bedroom retirement living residence at Unit 38, 70 Little River Road offers the perfect blend of modern comfort and historic charm.

Positioned on a manageable 327sqm block with 175sqm of thoughtfully designed living space, this property presents an ideal opportunity for those seeking a peaceful yet connected lifestyle in one of NSW's most picturesque Southern Tablelands communities.

Step inside to discover a well-appointed home featuring three generous bedrooms, including a master suite with ensuite, complemented by a second full bathroom for convenience. The heart of the home showcases a spacious lounge area with stunning hills aspect, perfect for relaxing while taking in the scenic tablelands vistas that Braidwood is renowned for.

The modern kitchen comes complete with dishwasher and built-in features, making daily living effortless, while built-in wardrobes throughout provide excellent storage solutions. Year-round comfort is assured with reverse cycle air conditioning, and the home offers the convenience of broadband internet and Pay TV access. An intercom system adds an extra layer of security and communication within the retirement community.

- Fully fenced private courtyard ideal for outdoor relaxation
- Secure remote garage plus additional carport space for two vehicles
- Community pool and entertainment areas for social gatherings
- Outdoor entertainment area perfect for hosting family and friends

Living in Braidwood means embracing a lifestyle rich in heritage and natural beauty. This charming town, located just 55 kilometres east of Canberra and perfectly positioned on the Kings Highway, offers easy access to both the capital and the stunning South Coast. The town's beautifully preserved 19th-century architecture creates a unique atmosphere, with many buildings dating back to the gold rush era of the 1850s.

Braidwood serves as an excellent base for exploring the surrounding Southern Tablelands,

3 BED | 2 BATH | 4 CAR

PRICE:
\$950,000

OPEN FOR INSPECTION:
N/A



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