



# FOR SALE

## SUMMERFIELD OVER 55S - FREEHOLD COUNTRY ESTATE !! OPEN ANZAC WEEKEND 10AM TO 4PM

A freehold retirement home located in the historic town of Braidwood, where a heritage-listed town meets modern comfort. This charming three-bedroom residence offers an enviable lifestyle in a friendly over 55s community one of NSW's most well-preserved rural townships. The town's strong sense of community is evident in its local events, historical society, and community radio station. The surrounding region offers endless opportunities for outdoor recreation and cultural experiences, from exploring heritage buildings to enjoying the natural beauty of the Southern Tablelands.

\*\*\* Energy efficiency and sustainability were forefront in the architect's design: -

- 6.6kW solar system for very low power bills
- Rainwater tank for sustainable use in the home and garden
- Ducted air throughout
- North facing front patio and master bedroom capture the morning sun
- Magnificent clerestory windows for winter warmth and summer ventilation

\*\*\* The interior is a blend of practical elegance and modern convenience : -

- The warm timber styled flooring acts as an invitation into the home
- Living rooms and all three bedrooms have wool carpets
- Large modern kitchen with all electric appliances
- Vaulted ceiling in living areas and 9 foot ceilings elsewhere
- Generous amount of storage throughout the home
- NBN "Fibre to the Home" is connected for remote work capability
- Disabled compliant features which you may need in the future are for example - (wide hallways and doors, accessible showers and toilets, slightly lower benchtops, flat walking surfaces and supported walls if you ever need to install grip rails)

\*\*\* Summerfield Over 55s is a boutique estate of only 56 homes on 8 acres and freehold title of your home includes the following community facilities: -

- Landscaped gardens fully maintained

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$895,000 - \$915,000

**OPEN FOR INSPECTION:**  
May 23 at 10:00am - 4:00pm  
May 24 at 10:00am - 4:00pm



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**NET AREAS**

Living	131 m <sup>2</sup>
Garage	40 m <sup>2</sup>
Patio	16 m <sup>2</sup>
<b>TOTAL</b>	<b>187 m<sup>2</sup></b>

# Mayfield



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.