



2 Spencer St, Mittagong



'SUNNYHILL'

A STYLISH HOME WITH STUDIO ON ½ ACRE

SET IN THE FOOTHILLS OF MT GIBRALTAR IS THIS ENCHANTING THREE BEDROOM PROPERTY, BATHED IN SUNSHINE AND NATURAL LIGHT

PLUS A STUDIO UNDER THE MAIN ROOF WITH ITS OWN ENTRANCE IN THIS SOUGHT-AFTER LOCATION

- * Attractive, wide entry with French doors, timber floors and plantation shutters
- * Open plan, north facing lounge, dining and kitchen with 'spotted gum' timber flooring, slow combustion fire, split-system air conditioning and French doors to covered verandah with views to Mt Alexandra
- * Country style kitchen with Delonghi 5 burner cooker, stainless steel flue, dishwasher, pantry, double ceramic 'butlers' sink, water purifier, timber island bench with storage and breakfast bar
- * King-size main bedroom with door to verandah, bay window and views to Mt Alexandra
- * Bedrooms 2 & 3 with built-in robes
- * 2 bathrooms – main with freestanding deep bath, frameless walk-in shower (wheelchair friendly), vanity & w.c.
- * Laundry with door to outside plus shower, vanity & w.c.
- * Studio / office (lower-level) north facing

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Price	SOLD
Property Type	Residential
Property ID	230
Land Area	2,037 m2

Agent Details

Susie Embleton - 0488 568 688

Office Details

Mittagong
 7 station street Mittagong NSW
 2575 Australia
 02 4872 1162



- * Under-house storage
- * Laundry with storage & door to outside
- * Single garage with internal access
- * Water tank with pump (for garden)
- * Secure, fully fenced rear yard
- * Landsize: 2037m2

SET ON AN ESTABLISHED HALF ACRE WITH THE POSSIBILITY OF SUBDIVIDING (S.T.C.A) OR EXTEND THE EXISTING HOME SHOULD YOU DESIRE

IT HAS A GENTLE ELEVATION WITH NORTHERLY VIEWS TO MT ALEXANDRA

WALKING DISTANCE TO STURT GALLERY & CAFÉ, TOWN CENTRE AND RAILWAY STATION

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