



**VILLA 6, 36 BURRADOO ROAD, Burradoo**



**'RAVENSWOOD ESTATE'**

**AN EXECUTIVE, FREESTANDING VILLA IN A COMPLEX OF ONLY SIX, OFFERING TORRENS TITLE AND STRATA FOR THE COMMON AREAS**

**ENJOY EASY CARE LIVING IN THIS STYLISH, SIZEABLE VILLA WITH IMMACULATE INTERIORS, INTUITIVE DESIGN AND SPLENDIDLY STRUCTURED GARDENS AND BOARDWALKS - ALL CATCHING THE NORTH FACING SUN AND OFFERING TOTAL PRIVACY**

**FULL USE OF TENNIS COURT AND POOL TOO!**

- \* Generous tiled entrance
- \* 3/4 double bedrooms
- \* Built-in robes (walk-in robe in main)
- \* Ensuite – fully tiled with shower, vanity, w.c, heated towel rails & skylight
- \* Main bathroom – fully tiled with bath, shower, vanity, w.c., heated towel rails & skylight
- \* Modern, well-appointed kitchen with electric appliances, dishwasher, walk-in pantry and plenty of cupboards
- \* Dining adjacent to kitchen
- \* Lounge with sliding doors to north facing deck
- \* Sunroom with vaulted ceilings, French doors to sunny outdoor entertaining area and timber walkways

**4** **2** **2** **1,276 m2**

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	248
<b>Land Area</b>	1,276 m2

**Agent Details**

Susie Embleton - 0488 568 688

**Office Details**

Mittagong  
 7 station street Mittagong NSW  
 2575 Australia  
 02 4872 1162



- \* Floor to ceiling windows
- \* Family/hobby room (or 4th bedroom)
- \* Laundry with additional storage, 'stable' door and access to outside
- \* Double garage with auto doors (new) and internal access
- \* Workshop area (in garage)
- \* Solar panels
- \* Ducted reverse-cycle air conditioning
- \* Garden shed & vege garden
- \* Garden watering system
- \* Council: \$1,721 p/a (approx.) Water & Sewer \$1,389 p/a (approx.)
- \* Strata Levies: \$3,150 p/a (approx)
- \* Landsize: 1276m<sup>2</sup>

**IT IS PRIVATE AND QUIET AND POSITIONED TO THE FRONT OF THE COMPLEX**

**THE ESTABLISHED GARDENS AND HEDGES OFFER SERENE AREAS TO SIT AND RELAX**

**2.8 KLMS TO BOWRAL TOWN CENTRE AND GOLF COURSE**

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

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