

Under Contract



15 Woolpack St, Braemar



'DON'T BE SHEEPISH' .

**TAKE A 'BO-PEEP' AT THIS SUPERB, WELL APPOINTED, 27 SQUARE, 4 BEDROOM, 2 BATHROOM McDONALD JONES HOME FEATURING QUALITY FIXTURES AND FITTINGS, 9FT CEILINGS, GENEROUS LIVING AREAS, REVERSE-CYCLE AIR CONDITIONING (ZONED), STATE-OF-THE-ART KITCHEN WITH HIGH END APPLIANCES, 40MM STONE BENCHTOPS, BREAKFAST BAR, PLANTATION SHUTTERS THROUGHOUT AND MUCH MORE...**

- \* Wide entrance foyer from Portico
- \* Open plan lounge and dining with access to covered outside entertaining area with LED under eave lighting
- \* State-of-the-art kitchen with 900mm electric oven, 5 burner gas cooktop, stainless steel flue, stone benchtop (40mm thick), island bench, with breakfast bar, filtered water, walk-in pantry and good storage
- \* Study/activity room with built-in desk
- \* Media/family room with built-in shelf
- \* 4 double bedrooms in total – 3 with built-in robes
- \* King size main bedroom with walk-in dressing room
- \* Ensuite (tiled) with walk-in frameless shower, double vanity, heated towel rail & separate w.c.
- \* Main bathroom (tiled) with deep bath, separate shower, vanity, heated towel rail & separate w.c.

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<b>Price</b>	Guide \$1.1m
<b>Property Type</b>	Residential
<b>Property ID</b>	262
<b>Land Area</b>	540 m2
<b>Floor Area</b>	253 m2

#### Agent Details

Susie Embleton - 0488 568 688

#### Office Details

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* Laundry with storage and door to outside
- \* LED lighting
- \* 9ft ceilings throughout
- \* Ducted reverse-cycle air conditioning (zoned)
- \* Plantation shutters
- \* Security screen doors
- \* Solar panels
- \* Water tanks x 2 for garden
- \* Double garage with auto door and internal access – plus off-street parking
- \* Large garden shed
- \* Established grounds with garden watering system and a water feature
- \* Landsize: 540m<sup>2</sup>

**THIS QUALITY PACKAGE IS SITUATED ON AN ESTABLISHED BLOCK AND WELL POSITIONED FOR QUICK ACCESS TO THE FREEWAY AND ONLY A FIVE-MINUTE DRIVE TO THE CENTRE OF MITTAGONG AND ALL ITS WONDERFUL AMENITIES**

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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