

# 1 Llewellyn Drive, Braidwood, NSW 2622

**belle** PROPERTY

## Sold Acreage

Sunday, 22 October 2023

1 Llewellyn Drive, Braidwood, NSW 2622

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5816 m2**

**Type: Acreage**



Kelly Allen

## Contact agent

Newly built, this beautiful home is perfectly located in one of Braidwood's most sought-after streets, only a short walk into the historic township of Braidwood. Set on a picturesque 5,816sqm\* (1.44 Acres\*) this property is sure to impress those buyers, looking for a modern country style home with space and spectacular views. Full garden and landscape design by Michael Bligh landscape architect with attractive post and rail hardwood fencing around house, garden and designated parking area. THE HOME offers light filled interiors complete with 9ft ceilings and elegant polished concrete floors throughout the living spaces and wool carpet in the bedrooms. Featuring an open plan living room which flows out onto a covered alfresco entertaining area; the perfect spot to watch your ponies or sheep graze under the sunset over Mt Gillamatong. The gourmet kitchen is complete with Stone benchtops, polyurethane cupboards, 900mm Smeg freestanding oven and walk in pantry. The media room also known as the 'Snug' boasts a cosy fireplace. The master bedroom has a walk-through robe and well-appointed ensuite; the main bathroom features a deep tub. Customized Stegbar wardrobes and storage solutions with full block out blinds installed throughout. Separate laundry/mudroom with ample storage. THE LAND is good quality granite grazing country, suitable for growing or grazing a handful of fur babies and has an established planting of trees including a boutique Truffiere featuring a combination of English and Holly Oak trees planted in 2013; producing French black truffles over the last 5 winters. The house yard is dog-friendly and fenced separate from the pony paddock. SHEDDING consists of a two-bay machinery shed with high clearance, currently set up as a two-bay stable/animal shelter and 1 large lock up bay. OTHER FEATURES include bin collection, sealed road access, Wi Fi (smart phone) controlled irrigation system and school bus stop 400m. Short walk into the township of Braidwood. MORE FACTS... ZONING: R5 Large Lot Residential RATES: \$566pq approx POWER: Mains WATER: Town water plus water tanks MOBILE/INTERNET: Very Good SEWERAGE: Septic tank with trenches HEATING/COOLING: Ducted R/C Aircon and combustion fireplace; double glazed windows\* = approximately FOR ALL OF OUR LISTINGS visit our Belle Property Braidwood website. <https://www.belleproperty.com/b>