

# 11 Wattle Ave, Captains Flat, NSW 2623

## House For Sale

Tuesday, 12 December 2023

**MARK HIGGS**  
PROPERTY | POWERED BY SMILE ELITE

11 Wattle Ave, Captains Flat, NSW 2623

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 493 m2**

**Type: House**



Mark Higgs

**\$499,000 - \$539,000**

Nestled within the warm embrace of the close-knit Captains Flat community, this meticulously renovated three-bedroom home radiates rural charm while offering all the conveniences of town living. Discover a family and pet-friendly haven, where the great outdoors beckons with a plethora of activities - from exploring national parks and forest trails to exhilarating dirt bike tracks. All this is in the backdrop of a serene and safe environment, where the night sky unveils a breathtaking canvas of stars. Step inside and be greeted by the inviting allure of timber windows and floorboards, lending a timeless cottage ambience to the expansive open-plan family and dining areas. The journey continues to a generously appointed tiled kitchen boasting abundant bench space and cabinetry. The well-insulated design ensures year-round comfort, featuring reverse cycle air conditioning and a central combustion wood heater. This delightful dwelling comprises three bedrooms, including a master suite with a walk-through wardrobe leading to a private ensuite. A central bathroom and a full laundry, complete with a third toilet, cater to the needs of the other living spaces. Water supply is ample, thanks to the large town dam, while solar hot water and a brand-new 6kW solar system keep utility costs in check. Surrounded by lush enclosed gardens, this spacious block exudes tranquillity. Enjoy your mornings on the cozy front verandah or host delightful alfresco gatherings on the covered back patio overlooking well-established veggie gardens and fruit trees. A secure double garage effortlessly accommodates two cars. Captains Flat brims with history and character, exemplified by the local Captains Flat Hotel boasting the Southern Hemisphere's longest bar. The proximity to the local Primary School and Preschool makes it an ideal location for families. Plus, you'll have easy access to the public pool, tennis and basketball courts, as well as a recently upgraded park with children's play equipment. Indulge in a genuine rural lifestyle while staying conveniently connected - just under an hour from the city centre and a little over an hour from the coastal paradise of Batemans Bay. Queanbeyan is a mere 30-minute drive away, and the charming town of Braidwood is within reach via a picturesque 35-minute drive through the Tallaganda Forest. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.