

# 2 Llewellyn Drive, Braidwood, NSW 2622

## Sold House

Saturday, 23 September 2023

2 Llewellyn Drive, Braidwood, NSW 2622

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 8**

**Area: 5863 m2**

**Type: House**



Kelly Allen

## Contact agent

Situated in Braidwood's dress circle location on the edge of historic Braidwood, surrounded by small acreage lots with quality homes. This double brick home is set on 5,863 sqm (1.45 acres approx.), located just over 1 hour to Canberra and 3 hours to Sydney airport (approx.). This generous home is the complete package offering exceptional proportions and alfresco spaces complimented by a magnificent garden and rural farmland on the back door step. The HOME features elegant double door entrance which opens into a light filled generous family room with soaring cathedral ceilings and spacious solid Tasmanian Oak kitchen with Kashmir granite work surfaces. There are four queen size bedrooms, the master bedroom has an ensuite, walk in robe and private courtyard garden, perfect to take your Sunday paper and coffee. There are three bathrooms in total, kids media/ play room off family room, study/ 5th bedroom and separate room off garage which could be a 2nd study/ home office or teenagers retreat. The GARDEN is a well-planned established cool climate garden with different garden spaces including the Japanese garden, rose garden and orchard. A detailed list of plants available on out fact sheet. SHEDDING consists of the 'dream' shed 18m x 9m (approx.) including lock up 9m x 6m with slab and mechanics pit, the rest is a large open machinery shed which is 4.3m at the eaves with power and water and multiple off-street parking in the shed. There is also an auto double garage attached to the house with internal access. OTHER FEATURES include 4.5KW solar panels, Tasmanian oak timber floor and quality carpet throughout, built in robes and plenty of storage, brick potting shed, secure dog yard, air conditioning units x 3, very good mobile and internet reception, town water available if required, mains power, bin collection, 160,000 Litre water tank and enviro cycle septic. To book a private inspection, phone Braidwood's premium agent Kelly Allen 0466 632 696 FOR ALL OF OUR LISTINGS visit our Belle Property Braidwood website. <https://www.belleproperty.com/braidwood/>