

215 BRUCEDALE DRIVE, Brucedale, NSW 2650



House For Sale

Thursday, 12 October 2023

215 BRUCEDALE DRIVE, Brucedale, NSW 2650

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



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\$1,450,000 - \$1,550,000

The perfect blend of sustainable living and modern comfort. With soaring views across the city in picturesque Bruce Dale. This eco-conscious sanctuary, architecturally designed for those who crave a harmonious connection with nature. With established native gardens framing the perimeter of the five acre block. You can rest easy, you're doing your part, knowing that this home is well insulated and orientated to maximise efficient climate control.

FEATURES INCLUDE:

BEDROOMS Three spacious bedrooms, all with built-in robes and stunning views Master suite with ensuite, walk-in robe and a gorgeous northern aspect

BATHROOM Large bathroom with bathtub and shower, freestanding vanity and separate toilet Master ensuite with shower, toilet and vanity A third toilet is located downstairs

LIVING AREAS Wide open spaces with vaulted ceilings and ample natural lighting - with all living areas leading to outdoors Separate television room/library ideal for family time and designed to embrace northern sun. An additional room meets the home offering the perfect space for a working station, home office or third living area

KITCHEN / DINING Sleek, modern kitchen with stainless steel appliances, an abundance of storage and butlers pantry. Cooking will be a joy with uninterrupted views right from the kitchen bench Entertain friends and family around the large island bench, all leading to outdoors

CAR SPACE / ACCOMMODATION Double car accommodation downstairs with internal access to the home, adjoining workshop, storage room, cellar and third toilet

OUTDOOR Five acres of space and garden with a chook run, vegetable garden, fruit trees and garden shed. With a wrap around verandah, allowing you to soak in the view all year round Views of Wagga, seen from any corner of the home.

CLIMATE CONTROL Ducted gas heating - zoned Evaporative cooling Reverse cycle split systems x2 Ceiling fans throughout the living space

ADDITIONAL FEATURES Water tanks and town water Two level access to front and back doors Generous amounts of storage throughout Solar hot water with electric boost 6Kw solar panels, system with smart meter

LAND SIZE: 2.1 Ha **LAND RATES:** \$2,237 pa* All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.