

# 23/70 Little River Road, Braidwood, NSW 2622



## House For Sale

Wednesday, 22 May 2024

23/70 Little River Road, Braidwood, NSW 2622

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 302 m2**

**Type: House**



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**\$875,000**

Are you looking to downsize, retire or plan to retire in the near future? If so, Summerfield, located on the outskirts of Braidwood (800m\*) offers the perfect opportunity to do just that with no exit fees when you sell in the future! Only for over-55s, Summerfield offers an indoor heated pool, a clubhouse, visitors accommodation, an arts and crafts studio, a gym, a lake with jetty, and lots of community involvement to foster new relationships. There is plenty of light filled space in this well-presented brick villa at 23/70 Little River Road featuring tandem garage and fully fenced low maintenance yard. Throughout the house you'll find wheelchair accessibility features such as wide hallways and doorways and walk-in showers with wide openings and single level floorplan. The open plan living and dining room boasts vaulted ceilings with clerestory windows to allow the northern light in and flows into the open plan north facing sunroom. The well organised kitchen offers an in-wall electric oven, electric stove top, dishwasher and not to mention lots of cupboard space is available. The generous master bedroom features a walk-through robe and an ensuite; there are two additional good sized bedrooms both with built-in wardrobes and main bathroom, the laundry also offers storage space and access to the garage. Outside offers a fabulous north facing sun porch, the perfect spot to relax and enjoy overlooking the low maintenance yard and garden. (\* = Approximately) More features -☑Freehold property (No exit fees)-☑Over 55's community.-☑6.6kw solar with mains power. -☑Rainwater tanks for the washing machine, toilet and gardens.-☑Ducted & zoned air-conditioning.-☑Heated towel rail and under floor heating in ensuite. -☑Heated toilet seat and Bidet to main bathroom.-☑Purchase now or prepare for retirement/downsizing by purchasing and leasing out to over 55's.