

244 Tomboye Road, Braidwood, NSW 2622



Lifestyle For Sale

Friday, 1 December 2023

244 Tomboye Road, Braidwood, NSW 2622

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 10 m2

Type: Lifestyle



Kelly Allen

\$1,125,000

Built with entertaining the family in mind, this generous single level brick home is situated on a manageable 25 acre* (10.19HA*) rural block. Located in the region of Tomboye, 29kms* from the historic town of Braidwood and around 3 hours to Sydney*, this well-planned home is set in an established garden and offers buyers a quiet rural setting to be proud of. THE HOUSE was built in 2006* and features spacious open plan living and dining room with soaring ceilings that flows out onto a screened in entertainment area. A generous kitchen with recycled timber bench tops, ample cupboard space and a 900mm stainless steel oven opens out onto an enclosed breakfast room. There are two double bedrooms, a main bedroom with walk-in robe and ensuite and there's a fourth room currently used as a home office, which can easily be converted into a 4th bedroom if needed. To complete the home there is a rumpus room perfect for family fun and additional WC. THE TAVERN is a quirky and clever entertainment space; located away from the house it's the perfect place to sit back and chin wag with neighbours, friends or family. Offering a built-in bar with water, electricity, and plumbing for beer on tap, fireplace, built in tables and bench seats and a freestanding toilet adjacent to the building. THE LAND is 10.19HA* or 25 acres* of rolling natural open grassland with scattered bush with the odd kangaroo bouncing past. The land would suit motor bikes, sheep, alpacas/ llamas or horses. There is also a large dam with a jetty. SHEDDING consists of a double garage near the house that has been converted into four bedrooms for guest accommodation; this can be converted back should you need the garaging for cars. Double carport adjacent to the house and a freestanding double garage with single roller door. OTHER FEATURES include main power and solar panels, two fireplaces, reverse cycle A/C x 2, assorted fruit trees and veggie patch, chook pen/ shed, rainwater tanks, good internet and mobile reception and school bus at the corner of Nerriga Road and Tomboye Road. If you're an outdoor enthusiast, you'll love this property's proximity to Morton National Park, Jervis Bay, Booderee and Budawang National Parks. With flora and fauna at every turn, you'll be surrounded by natural beauty. Available to view by private inspection only, phone Braidwood's premium agency Belle Property on 02 4842 1029