

2727 Braidwood Road, Lake Bathurst, NSW 2580

House For Sale

Thursday, 25 January 2024



2727 Braidwood Road, Lake Bathurst, NSW 2580

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1450 m2

Type: House



Kelly McClelland
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\$749,000

Welcome to 2727 Braidwood Road, Lake Bathurst, where this golden opportunity awaits you! This meticulously maintained home boasts a myriad of features. A relaxing, modern and comfortable lifestyle in the heart of Lake Bathurst township. Built in 2021 by GJ Gardner, this brick home is a testament to quality craftsmanship. The residence sits on a generous block size of 1450sqm (approx) providing ample space for various activities. The exterior exudes curb appeal, and upon entering, you'll find a charming home that's been thoughtfully designed for both functionality and aesthetics. The house features three bedrooms, with two of them offering walk-in robes. A walk-in linen closet adds additional storage capacity for the home, ensuring that clutter is kept at bay. The open-plan design seamlessly integrates the living, dining, and kitchen areas, creating a space that is perfect for both family living and entertaining guests. The kitchen is a focal point of the home, equipped with soft-close cabinetry, stone benchtops, Smeg gas cooktop/electric oven, and dishwasher. Practicality extends throughout the property with tiled flooring, making cleaning and maintenance a breeze. Ducted electric heating and cooling, ensures comfort all year round. Stepping outside, an undercover entertainment area off the living space beckons for alfresco gatherings. The addition of a gas bayonet enhances the versatility of this outdoor space. Plantation shutters on the windows, provides an added touch of elegance and ensures privacy within. A notable feature of the property is the expansive shed, measuring an impressive 9 metres by 12 metres with a height of 4.6 metres. This substantial structure includes high bays, concrete floors, high bay LED lights, with power and water connections. It provides ample space, accommodating a two-car garage and two carport areas in front, offering space or vehicle storage and more. The property is equipped with a UBI Aqua Water Treatment System, with a full-service history is available for reference as well as a 109,000 litres water tank storage capacity. The low-maintenance yards are enclosed with fencing, providing a sense of privacy and security. Features of the property- Situated on 1450sqm block approx- Master bedroom with ensuite and walk in wardrobe- Second bedroom with walk in wardrobe- Open plan Kitchen, dining and living- Kitchen - Stone benchtops, dishwasher, gas cooktop/electric oven- Outdoor entertainment area- Shed 9m x 12m x 4.6m (approx)- Ducted heating/cooling For those who travel: Goulburn approximately 23 minutes (30.9kms) Queanbeyan approximately 49 minutes (62.4kms) Canberra Airport approximately 55 minutes (76.5kms) via Bungendore Rd Don't miss out on this golden opportunity - schedule your inspection today and discover the lifestyle that awaits at 2727 Braidwood Road, Lake Bathurst. Disclaimer: Interested parties should not rely on information contained within as a statement of representation of fact and it is advised they make their own enquiries and satisfy themselves in all aspects before proceeding.