

# 3 Badgery Street, Braidwood, NSW 2622



## House For Sale

Tuesday, 20 February 2024

3 Badgery Street, Braidwood, NSW 2622

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 927 m2

Type: House



Kelly Allen



Ashley Williams  
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**\$889,000**

Located in the popular Braidwood Ridge Estate, this 'Rawson Home' presents as new and has been beautifully built and finished, offering the new owner that new home feeling without the time-consuming effort of building and establishing a garden. The landscape garden has been thoughtfully designed with low maintenance in mind. THE HOUSE built in 2020, boasts plenty of north facing light with large, double-glazed windows and 9ft ceilings throughout and features open plan living room with elegant kitchen complete with 900mm oven and stone benchtops plus there is a 2nd living room/ media room; this room can easily be converted into a 4th bedroom should it be needed. The main bedroom has a sleek ensuite and walk in robe while the main bathroom features a deep freestanding tub. MORE FEATURES include:: Mains power plus 7kw solar system with Tesla power wall 2 battery for 14kw of storage and power when there is a blackout, RRP \$22,000 (can be used for charging an electric car if adaptations are purchased):: Wide side access suitable for boat or caravan parking :: DA approval for a one-bedroom studio with ensuite, kitchen and laundry (ask agent for plans):: Security system covering entire property:: Floor to ceiling tiles in both bathrooms:: Town water and 20,000L rainwater tank:: Full ducted air-conditioning with 3 zones:: Double auto garage with internal access:: R2.5 insulation in walls and R5 in the ceiling & Anticon blanket for extra sound proofing and insulation:: Low maintenance garden with Canturf Canberra Blend:: Ride on lawn mower & furniture can be included for an additional price