

**37 Bartholomew Way, Braemar, NSW 2575**

**CARLTON**

**House For Sale**

Tuesday, 7 May 2024

37 Bartholomew Way, Braemar, NSW 2575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Mark Walters

0400087914

## **Price Guide \$1,160,000**

Encompassing 280sqm, this spacious 5 year old home will delight and surprise it's new owners, and combined with it's large 740sqm block size, provides a feeling of space which few other homes in Nattai Ponds can deliver. The large rear yard is accessible through a huge sliding colour bond door and would suit any manner of options including a shed, carport, or pool to name but a few. Located within minutes of Mittagong town centre, this ideal position affords great access to all it's facilities. Features Include:- Expansive open plan kitchen, family and living rooms open on to the outdoor alfresco area.- large kitchen with 20mm Caesar stone and waterfall ends, 900mm gas cook top and electric oven, stainless steel dishwasher, stainless steel range hood and huge walk-in pantry.- Generous master bedroom with walk-in robe and well appointed ensuite.- 3 other good size bedrooms all with built-in robing.- Double remote garage with internal access.- Plenty of storage provided with 2 large linen cupboards.- Huge side yard with double frontage access.- Reverse cycle ducted/zoned air conditioning.- Hybrid wood style floating floors throughout with carpet to bedrooms. Opportunities like this in this estate are rare, so don't let this one pass you by.