

**59 Brayton Road, Marulan, NSW 2579**



**House For Sale**

Tuesday, 23 January 2024

59 Brayton Road, Marulan, NSW 2579

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1271 m2**

**Type: House**



Claire Douch  
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**\$780,000 to \$820,000**

Welcome to "Gray Gums" at 59 Brayton Rd, Marulan, brought to you by Ray White Moss Vale! This meticulously crafted brick veneer home, built approximately in 2010, invites families seeking a sturdy residence with enchanting rural views. This low-set gem boasts four bedrooms, providing ample space for a growing family. The master bedroom, complete with a walk-in robe and ensuite, offers direct access to the alfresco area, allowing you to step into nature with ease. With a total of two bathrooms, a well-appointed spa, and an outdoor entertaining area, this home is designed for relaxation and family gatherings against the picturesque backdrop of the countryside. The entertainers' style open-plan kitchen seamlessly connects to separate family, dining, and media rooms, fostering an atmosphere of togetherness while allowing space for individual pursuits. The bold colours throughout the home provide a vibrant canvas for personalisation, encouraging you to embrace the existing style or make it your own. Situated on a generous 1,271 sqm block, "Gray Gums" features a 2-car garage and an additional 2-car carport, perfect for your caravan or 4WD. The property's easy-care gardens and low-maintenance floating timber floors ensure a hassle-free lifestyle, letting you focus on enjoying the spaciousness "Gray Gums" has to offer. Key features:

- Block size 1,271 sqm
- Residence area 283.55 sqm
- 4 Bedrooms
- 2 Bathrooms including ensuite
- Open-plan living/dining areas
- Large alfresco areas
- Level low-maintenance yard
- Garage and carports
- Close to shops, schools and highway

Conveniently located in the heart of Marulan, this property is just a stone's throw away from the town centre, where you'll find a supermarket, post office, cafe, and school. The proximity to the Hume Highway ensures an easy commute to Goulburn and the Southern Highlands, all while relishing the charm of village life. Don't miss the opportunity to make "Gray Gums" your home—a place where the beauty of rural living meets modern comfort. Contact Ray White Moss Vale today to schedule your inspection and step into your new home.