

**6 Brown Street, Berridale, NSW 2628**



**Sold House**

Thursday, 25 April 2024

6 Brown Street, Berridale, NSW 2628

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8164 m2**

**Type: House**



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## Contact agent

This well-presented 6-bedroom, 2-bathroom home is established on a spacious 8,164m<sup>2</sup> block overlooking the poplar-lined township of Berridale. Located just 25-minutes from Jindabyne and a further 20-minutes to the Australian Alpine ski-resorts; this property offers a peaceful and enviable rural lifestyle for a family seeking room to breathe. Constructed in 2003, this home showcases an aesthetic of natural light, spatial flow, and quality finishes; creating a warm and inviting family environment. The inclusive open-plan layout has been thoughtfully designed with the open-plan living, kitchen, and dining area at the centre of the home. The sunken living room features a slow-combustion fireplace and sets the tone of a relaxing, comfortable space for the family to enjoy. The kitchen integrates modern contemporary design and functionality seamlessly, boasting an extensive walk-in pantry and island bench. Entertaining guests is a breeze with the internal living connecting seamlessly to the outdoor entertaining deck showcasing 180° views of the open plains of Kiah Lake Road. Tucked away to the side of the home, the master bedroom is a peaceful and private oasis. Offering walk-in wardrobe, ensuite with a spa, and a large office to the side that's perfect for those who work-from-home or could be used as a guest-room. The additional four-bedrooms are tucked to the other side of the home, ensuring peace and privacy when needed.

**Property Features-** 8164m<sup>2</sup> block- Town services: water, power & sewer - Brick Veneer: double height bricks - 6 Bedrooms - 2 Bathrooms- Master bedroom with WIR & ensuite with spa- Open plan living, kitchen & dining- Kitchen with island bench & walk-in pantry- Internal laundry- Mudroom- Gas stove & electric oven- Double-glazed windows & doors throughout - Heat transfer slow combustion heating - Reverse cycle air conditioning - 2x Additional gas outlets - Underfloor heating to both bathrooms - NBN connection on the roof - Barbeque connected to main bottle gas - Solid Marbau timber floors - Solid timber benchtops - Gas cooktop and electric oven- Under-floor insulation in the lounge area - Hardwood Marbau decking to the external area- Power and water connected to the bottom shed- Sheep yards- Established trees and Gardens- Recently repainted internally - Three-phase power to the building - 7.8 KW solar system installed - Solar hot water system with electric backup - 3-bay garage with workshop, additional storage, toilet and combustion fireplace - 22,000L Water tank

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.