

# 6 Naughtons Close, Araluen, NSW 2622

## House For Sale

Saturday, 18 November 2023

6 Naughtons Close, Araluen, NSW 2622

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 10**

**Area: 8094 m2**

**Type: House**



Kelly Allen



Ashley Williams  
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**\$675,000**

Located in the picturesque valley of Araluen, 25kms\* from the historic township of Braidwood, sits this DA approved shed style dwelling on an immaculate 8,094sqm\* or two acre\* block. Currently being used as an industrial style man cave, its approved as a one-bedroom dwelling and has been designed with additional footings if you wanted to add additional bedrooms with internal walls to transform this into a spacious family home. The building is 12mx30m\* and has two 3 metre\* covered verandas on the front and back and is 4.1m\* at the eaves. The open living currently offers a space to hang out, a space to work out, a huge workshop, a space to work on your bike/ car or any other hobby that fancies you. Other features include:--Built 2017 Full kitchen with 900mm gas ovenLarge full bathroom & WC with internal laundry2x RC air conditioning units plus Nectre fireplaceLined with Insulate 60Two roller doors, one to a separate lock up bay/ garageApproved septic tank and 110,000\* litre rainwater tankGood mobile and internet reception in AraluenWhether you are just looking for a man cave to house your collectables or a large family home you can add your own touches to, phone the girls at Belle Property Braidwood on 02 4842 1029 to book a private inspection. Most of the hard work has been done!\*=approximately