

**63 Sunninghill Avenue, Burradoo, NSW 2576**

**House For Sale**

Friday, 19 April 2024

63 Sunninghill Avenue, Burradoo, NSW 2576

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 4390 m2**

**Type: House**



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## Contact Agent

Positioned at the end of a long driveway, there's no denying this property is as unique as it is endearing. Presiding on just over an acre of lush and leafy established grounds, this delightful home is reminiscent of a woodland cabin, its timber exterior mirroring the predominantly timber lined interiors and evoking a wonderfully rustic country feel. Framed in a covered veranda which allows for a myriad of vantage points in which to embrace the serene surrounds, the home's skylit accommodation is equally calm and comforting. Offering potential for considered modern updates over time, this home has that special something that is sure to capture your heart.- Spacious living/dining room enjoys the warmth of a slow combustion fire, with a ceiling fan ensuring year-round comfort - Built-in shelving in the study also makes the space ideal as a library or additional sitting room- A Rayburn Royal slow combustion solid fuel and wood stove takes pride of place in the skylit kitchen, evoking a cosy ambience- The kitchen also includes a gas cooktop, under-bench oven, dishwasher, and walk-in pantry- Three bedrooms with built-in/walk-in robes, with the bonus of each one adjoining an ensuite - Reverse cycle a/c is fitted in both the living area and main bedroom, while ducted gas heating is available throughout- Magnificent gardens surround the home and are the perfect balance of lawns, lush bushes, and established trees- Added features include twin carport parking, 4500L water tank, ample shedding, a chook pen.This property represents the ultimate in privacy with its battle-axe position and sprawling gardens ensuring your seclusion. Yet the convenience you'll be afforded here holds undeniable appeal, being moments to Bowral's vibrant café and lifestyle hub, and the beautiful green spaces the Southern Highlands is known for.For more information, please contact Ben Olofsen on 0419 019 423 or Stephanie Blatch on 0499 111 465Disclaimer: While we make every effort to ensure that the information we provide is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.