

Address available on request, Braidwood, NSW 2622



Lifestyle For Sale

Monday, 6 November 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 7

Area: 42 m2

Type: Lifestyle



Kelly Allen



Ashley Williams
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\$1,390,000

Woodlands is the true definition of funky.... modern and stylish in an unconventional or striking way! This converted woolshed uses recycled wood, metal and concrete and even power pole fuses as door handles to create a rustic, earthy feel and is set on 42 HA (103.78 acres)* of natural grassland with scattered bush and also has a secondary DA approved cabin; perfect for additional income either by way of Air BnB or weekly rental. Located only 16 kms* from historic Braidwood in the region of Durrans Durra on a sealed road, this unique home offers dual occupancy and a relaxed country lifestyle with permanent creek, just under 3 hours* to Sydney. THE MAIN RESIDENCE is an original early to mid-1900s* Woolshed; which is now the north facing open plan living room with industrial style kitchen, complete with polished concrete bench tops, steel splash backs and has been rebuilt from the ground up without compromising character. There are four bedrooms, a float room (float for sale separately) which could be converted into a wine cellar and a tack/ store room. The bathroom features deep bathtub to soak the day away, open shower and a separate toilet. THE CABIN is DA approved and features original brick chimneys from a bygone era, open plan north facing living and bedroom with adjoining bathroom. THE LAND is 42 HA (103.78 acres*) of native grass land and bush with open cleared spaces to meander, watch the wildlife and bush walk. Running through the property is East Field Creek with permanent spring fed waterholes and restored wetlands. SHEDDING consists of a large 10mx12m barn adjacent to the house with earth floor. OTHER FEATURES include approved septic tanks with 2x composting toilets, mostly fully insulated, mains power, gas heating and cooking, assorted fruit trees, veggie patch, 4 x rainwater tanks, creek water tank with solar pump, good mobile reception with Telstra repeater and Wi-Fi hotspot for internet. Available to view by private inspection only, phone the agents' listed mobiles or the Belle Braidwood office on 0248421029.*approximately Note - Cabin weekly rental return \$280pw*