

**11 Shortland Place, Ruse, NSW, 2560**



**House For Sale**

Wednesday, 21 August 2024

11 Shortland Place, Ruse, NSW, 2560

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tod Campbell

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## Town & Country

Whether you are looking for that special property or even downsizing but still wanting to enjoy the garden, you will fall in love with this much-loved home.

Nestled in a serene location adjoining the Georges River Bushland, this unique property offers the perfect blend of comfort, sustainability, and privacy.

This home boasts striking concrete flooring, high ceilings, plantation shutters and a thoughtful south-westerly aspect taking in the magical sunsets.

Set in a seasonal garden, the architect designed home stays warm in winter and cool in summer, providing an inviting, comfortable and low-maintenance lifestyle.

This unique residence features an east facing master bedroom with ensuite, two additional bedrooms with one used as a study opening onto the courtyard, bathroom with bathtub and extra storage - all complimenting the home's mid-century design aesthetic.

The light-filled kitchen is complete with quality appliances including range hood, separate oven, gas cook top, and built in microwave.

The adjoining dining area enjoys relaxing views of the garden while the laundry also doubles as a "Butler's Pantry" with cupboard space and steam oven.

A perfect place to sit and chat is the oversized lounge room opening onto a private courtyard leading through to the gorgeous outdoor area with multiple calming spaces to sit and enjoy.

Embraced by stunning plants, shrubs and flowers, the courtyard will make you feel miles away while unwinding in the hidden outdoor bathtub situated privately yet still allowing a full view of the alluring night sky.

Extras include split system air, fresh paint throughout, single garage, LED lighting and natural gas connection.

Set against a backdrop of bushland, the property provides extra space to enjoy. Explore local bush tracks and immerse yourself in the natural surroundings, where birdlife and greenery abound.

Positioned in a tightly held cul de sac and within easy access to public transport, local amenities and only 5-10 minutes to Campbelltown CBD, Campbelltown and Leumeah railway stations and easy access to freeway.

A very special home indeed.

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