

More Than Just Good Looks



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## 35 Braemar Drive, Strathalbyn

Sold

This beautiful home has been built within the established Hampden Park, amongst other modern properties. Being one of Strathalbyn's most desirable locations the property offers access to stunning walking trails, playgrounds, skate park, tennis courts and still just a short walk to the town center.

Flexible to suit the needs of any demographic, the well thought out home covers all bases. The open plan design flows beautifully from formal living to family living with kitchen and dining offering plenty of space for the growing family. Direct access from the double garage is a big tick while other key features like a dishwasher, walk in pantry, reverse cycle a/c and modern lighting are all in place.

The high ceilings and light neutral colours feel fresh and vibrant. Practicality continues to tick all the boxes as the generous bedrooms and bathrooms are all complimented by fantastic storage with a three door floor to ceiling linen cupboard, BIR's in the three rear bedrooms and the master boasting a WIR and Ensuite.

Undercover entertaining overlooking grass and garden can be enjoyed while the rear yard is set perfectly for a sizable shed to be installed. Vehicle access to the rear is made easy with wide timber gates, ideal for the caravan enthusiast.

Property ID: L448199

Property Type: House

Building / Floor Area: 26

Garages: 2

**Brendan Saunders**

0400 856 500

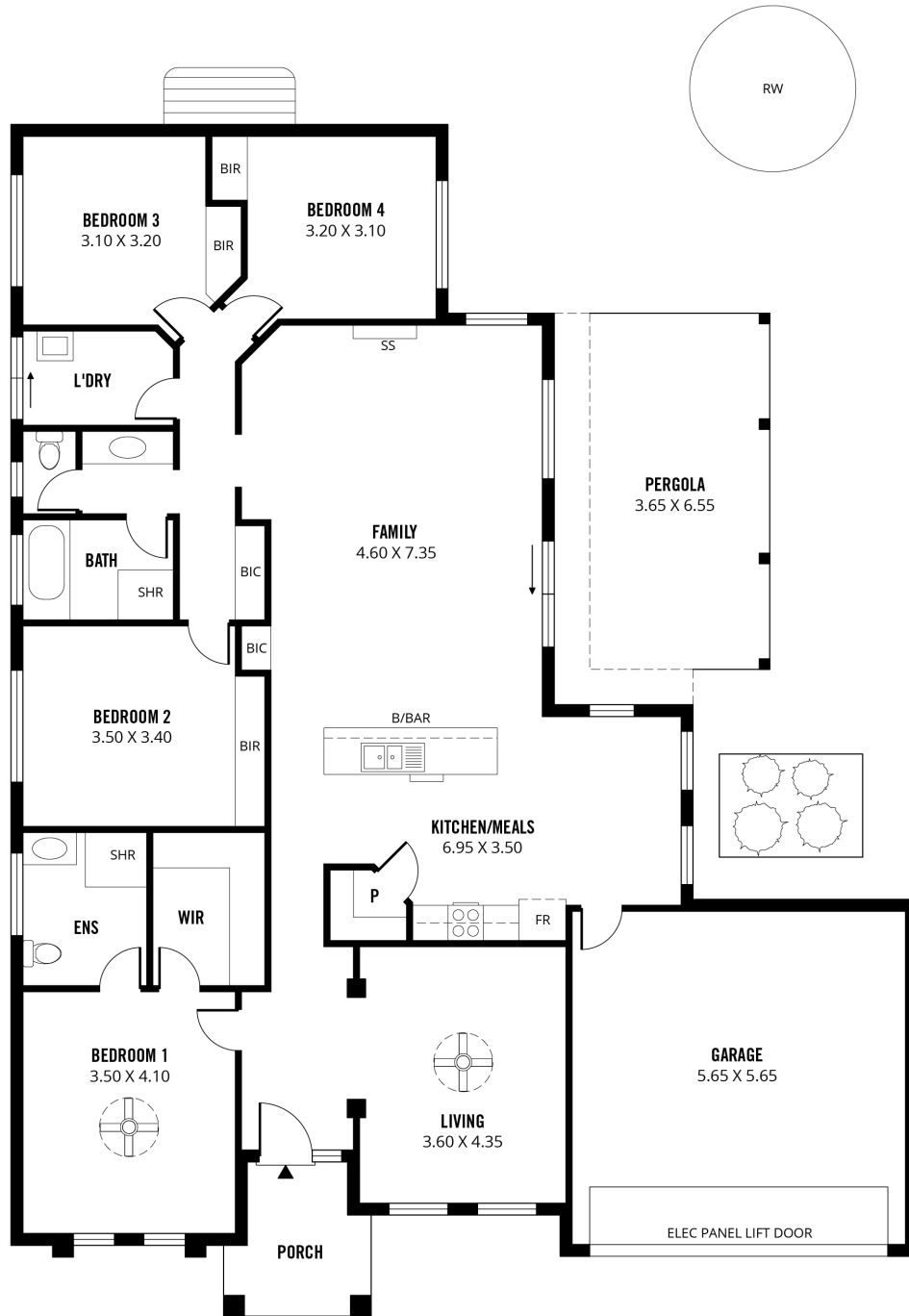
[brendan.saunders@strathalbyn.rh.com.au](mailto:brendan.saunders@strathalbyn.rh.com.au)

Other desirable features include

- Low maintenance garden
- Irrigated gardens
- 22,500L Plumbed rain water
- Double garage under main roof
- garden shed with paved floor

A beautiful home in a beautiful location.

GARDEN SHED



244m<sup>2</sup>

175m<sup>2</sup>

35m<sup>2</sup>

24m<sup>2</sup>

6m<sup>2</sup>

4m<sup>2</sup>

TOTAL

Living

Garage

Pergola

Porch

Garden Shed

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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