



SITUATED ONLY 15 mins FROM BUSY Mt BARKER



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6

53 Braemar Drive, Strathalbyn

Sold

ARRIVE AND ENJOY THE TRANQUILITY OF STRATHALBYN -VALUE FOR MONEY AND A CONVENIENT LIFESTYLE TO MATCH!

Enjoy dress circle location and feature packed, this architecturally designed home is a standout. Custom built in 2011, this modern contemporary home set on approx. 829 square meters, offers a low maintenance, easy living lifestyle.

The energy efficient lightweight construction of rendered EPS composite panels over timber frame ensure that the zoned controlled ducted reverse cycle air conditioner is rarely used.

With an emphasis on open plan living, the entry leads to a formal lounge with a spectacular feature wall, separating the casual living room. Plenty of natural light is captured with massive ceilings and high set windows. Adjacent to the living area is the stunning Farquhar kitchen boasting 900mm stove with gas hotplates and electric oven, two drawer dishwasher, caesar stone bench tops, soft close drawers, glass splash backs, and huge bifold windows that open to the outdoor alfresco area. The kitchen/dining section also includes a large walk-in pantry with bench top.

The tiled Alfresco area is fitted with Phantom motorized screens, giving a resort feeling to this all-weather entertaining area. The perfect area to wind down after work and enjoy the

Property ID:	L444313
Property Type:	House
Building / Floor Area:	30
Garages:	6
Land Area:	829.0 sqm

Sally Ness

0438 364 320

sally.ness@strathalbyn.rh.com.au

tranquility of the natural bushland at the rear of this house. A hardwood timber deck surrounds this outdoor living area.

There are 3 large bedrooms and a study (which could easily be a 4th bedroom), Bed 2 & 3 have large built-in robes. High quality 16mm timber flooring and ceiling fans to all bedrooms.

The large main bedroom with spacious ensuite also takes in the bushland view at the rear of the house. This master bedroom has a fabulous walk-in robe with ample storage shelving and hanging space.

The ensuite is beautifully appointed with floor to ceiling tiles, double vanity, Farquhar cupboards and free-standing shower screen.

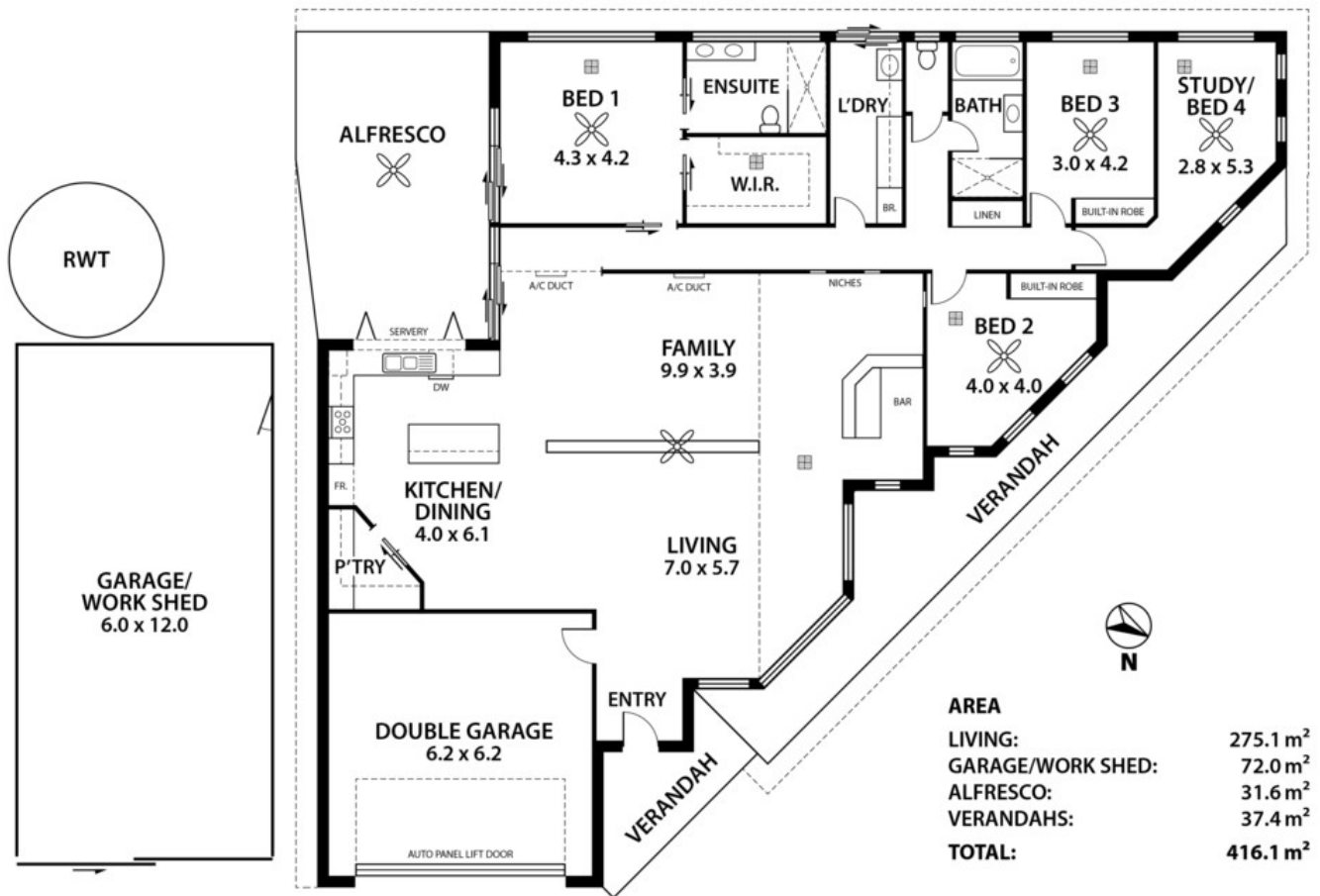
The vast laundry is fitted with a large bench top with cupboards, overhead cupboards, upright storage and clothes hanging rails for convenience.

The main bathroom is elegantly appointed with free standing shower screen, glass vanity, and a large relaxing bath with hob. The natural light emanating through the glass bricks in this room will impress.

The 22,500 litre rainwater tank with pump, utility area, automatic watering system, and raised vegetable garden beds are separated by a stunning iron and timber feature fence.

With a double garage incl panel lift door under main roof, and a 12 × 6 metre shed with 3 metre high clearance, concrete floor and 3 phase power, this property offers incredible storage for cars, boats, caravans, and the perfect workshop for the tinkerer.

This fabulous home is situated just down the road from the community tennis courts, children's playground, wetlands, and just minutes walk to schools, cafes and the historical town centre.



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