

## Fantastic Family Home on 2838m2

An exceptional offering to the market, an excellent opportunity for the buyer looking for a spacious home with new floating floors and a top quality modern bathroom, a large rumpus room with a kitchenette perfect for the children to play or a teen age retreat. A quality, steel-framed home, with an immaculate finish, that has been well cared for by the current owner and the presentation is flawless.

- Four spacious bedrooms plus a study, built ins to two, walk in wardrobe and ensuite off the master bedroom
- Top quality kitchen with thick Caesar-stone bench tops, stainless steel appliances
- Extensive living options throughout the home, formal lounge and dining, family/rumpus room
- Soak away septic system, town water, slow combustion fire place
- Large shed with three phase power & Dulex Luxafloor Flooring, perfect for a tradesman 16 x 9m plus four car carport, fully fenced and a large landscaped yard, plenty of room for the kids to play!

This property is close to public transport and has bush type, scenic views. Located on the outskirts of Bargo and Yanderra, the home is situated just 10 minutes from M5 freeway access, also 15 minutes from Bowral High School and 10 minutes from Mittagong Market Place. Approximately 1 hour to Sydney's CBD, and 50 minutes to Wollongong's beautiful beaches.

If you are after a more relaxed semi-rural lifestyle, yet within all the conveniences of city living, then you are looking in the right area. This one won't last long, BOOK A PRIVATE INSPECTION TODAY!!



**Gerard Smith**