



3 Dixon Road, Braitling

## Spacious Family Retreat with Pool and Separate Flat

This charming family home offers the perfect blend of comfort, security, and summer living.

Nestled behind an attractive post and spear top, metal and brick security fence with an electric gate.

- Living room with stunning views of Mt Nancy.
- Solid Masonry block Construction and hardwood roof rafters.
- Great opportunity for potential extension for larger families.
- Garage, plus space for secure parking of another 6 Cars.
- Six split system AC units plus ducted evaporative AC.
- Windows and doors with Crimsafe style security screens.

The property provides both privacy and security features. The spacious four-bedroom residence features all bedrooms with built-in robes and two bathrooms, including a luxurious ensuite in the main bedroom. The generous formal living and dining areas flow seamlessly into a large kitchen equipped with electric cooking appliances, complemented by a walk-in pantry—ideal for family meals and entertaining.

Designed with relaxation and outdoor enjoyment in mind, the home

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### FOR SALE

Offers Over \$529,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.





boasts front and rear verandas that help keep the heat at bay during the warmer months. A covered porch offers a welcoming entry, while the rear veranda leads to a fenced inground pool, perfect for summer gatherings and family fun.

Separate from the main house is a detached flat, complete with its own bathroom, providing a perfect retreat for older children or guests. With the easy addition of cooking facilities this can become a 'Granny Flat'. The property also features a garage with a roller door and a good size workshop or storeroom.

Conveniently located close to the amenities of Braintree and the stunning Telegraph Station Reserve, this property combines tranquillity with accessibility, making it an ideal family haven for both everyday living and summer enjoyment.

## MORE DETAILS

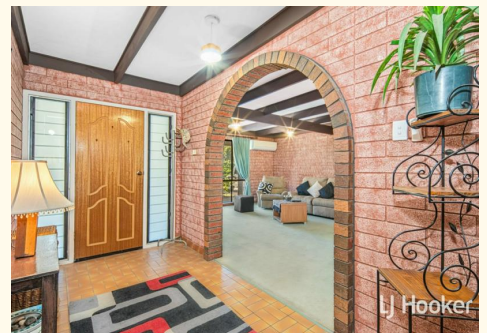
Property ID	2D0NFD5
Property Type	House
Land Area	928 m2
Including	Air Conditioning
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Sub-Contained Studio

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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