



3 Dixon Road, Braitling

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FOR SALE
Offers Over \$529,000

VIEW
By Appointment

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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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LJ Hooker

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 Braitling 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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