







29 Jim Bradley Crescent, Uriarra Village

Elevated Living, Endless Views & A Truly Special Village Lifestyle

Breath-taking views, fresh country air and an incredible sense of space - welcome to 29 Jim Bradley Crescent, Uriarra Village.

Set high in an elevated position on an impressive 3,091m² parcel of land, this is a property that embraces everything that makes life in Uriarra Village so special. With an extraordinary outlook stretching across the surrounding grasslands, the ever-changing rural landscape becomes the backdrop to everyday life.

There is something wonderfully uplifting about waking up to open skies, rolling countryside and uninterrupted natural beauty. The feeling of space extends well beyond the boundaries of the home, with the generous block providing room to breathe, relax and enjoy the peaceful surroundings.

The home spans an incredible 338m2 of property that closing the garage... the outlook however is nothing short of the star of the show. Whether you're enjoying a quiet morning, entertaining friends or watching the colours change across the landscape as the day comes

4 2 4

FOR SALE
$1,300,000+

VIEW
Tue 3rd Nov @ 5:00PM - 5:30PM

AGENTS

Tim Russell
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Jackson White-Brettell
0421 479 376
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AGENCY
LJ Hooker Kaleen
(02) 6241 1922

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

to an end, this is a setting that invites you to slow down and appreciate the simple pleasures of country living.

But the appeal of Uriarra Village extends well beyond the scenery. Residents enjoy a wonderful selection of community facilities, including a swimming pool, tennis court, community hall and centre, village green, playgrounds, ovals and horse agistment paddocks. There are also beautiful surrounding walking and equestrian trails, providing plenty of opportunity to get outdoors and enjoy the spectacular natural environment.

Uriarra Village is a wonderful combination of community spirit, quiet calm living and a true connection to nature.

With only around 100 homes within the village, there is a genuine sense of belonging and a wonderfully relaxed pace of life. Surrounded by rolling grasslands, mountain landscapes and the natural beauty of the Murrumbidgee region, It enjoys a quiet tranquility and feels wonderfully removed from the everyday rush while still being an integral part of the Canberra community.

With its substantial landholding, elevated position and spectacular rural outlook, 29 Jim Bradley Crescent presents an exciting opportunity to secure your own slice of this tightly held and much-loved community.

Features include:
" Impressive 3,091m² block
- Elevated position capturing an incredible outlook
- Sweeping views across the surrounding grasslands
- Peaceful rural setting with fresh mountain air
- Generous land offering exceptional space and privacy
- Located within the unique Uriarra Village community
- Residents' swimming pool
- Tennis court
- Community hall and centre
- Village green and ovals
- Playground facilities
- Horse agistment paddocks
- Access to surrounding walking and equestrian trails
- Close to the region's spectacular natural attractions
- A rare opportunity to embrace a relaxed rural lifestyle within easy reach of Canberra

Come for the views and stay for the lifestyle.
29 Jim Bradley Crescent is an opportunity to enjoy the extraordinary natural beauty that makes Uriarra Village such a special place.

Looking to call Uriarra Village home?

Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421376429 for further information or a private inspection.

Rates: $3,580 pa approx
Land Tax: $5,558 pa approx
EER 5

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MORE DETAILS

Property ID	2H96F9Q
Property Type	House
House Size	260 m2
Land Area	3091 m2
EER	5

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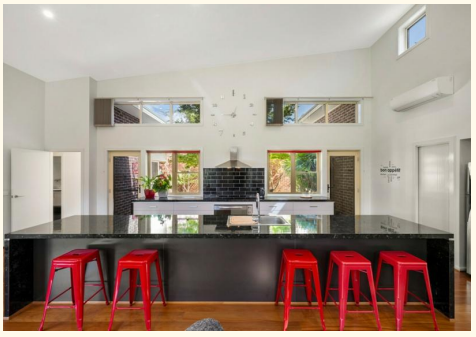
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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