






85 Jim Bradley Crescent, Uriarra Village

Breathtaking Views, Fresh Mountain Air & A Peaceful Lifestyle Escape

Wake each day to sweeping panoramic views, crisp country air and the serenity of one of the ACT's most unique and tightly held communities. Positioned within the beautiful Uriarra Village, No. 85 Jim Bradley Crescent offers an incredible lifestyle opportunity where peace, privacy and nature combine in perfect harmony.

Set on a generous 1,071m² parcel of land, this well-maintained brick home has been thoughtfully designed to embrace its spectacular surroundings, with stunning outlooks flowing directly from the living spaces and creating a sense of calm the moment you walk through the door. Whether enjoying your morning coffee as the sun rises across the valley or unwinding in the evenings surrounded by quiet natural beauty, this is a home that truly allows you to slow down and enjoy life.

Freshly painted throughout and complemented by brand new carpet, the home presents beautifully with a fresh, modern feel ready for its next owners to simply move in and enjoy. Inside, the spacious and practical floorplan features three generously sized bedrooms, all

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FOR SALE
Contact Agent

VIEW
Sat 6th Jun @ 10:00AM - 10:30AM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.



complete with built-in robes and sliding doors, a stylish modern bathroom, separate toilet, and a beautifully appointed kitchen with ample bench space and extensive storage. A second large living area provides valuable flexibility for families, entertaining or simply creating additional space to relax while soaking in the incredible scenery from every angle.

Designed for comfortable year-round living, the home also features reverse cycle air conditioning for both heating and cooling, along with solar hot water, wall and ceiling insulation and a 3,500L rainwater tank perfectly complementing the environmentally conscious vision of the village.

Established in 1928, Uriarra Village is a truly special place to call home. With only 100 homes ever permitted within the 50-hectare village, residents enjoy a rare sense of space, community and connection to nature. Surrounded by rolling landscapes, equestrian trails, parklands and the iconic Murrumbidgee River corridor, the village offers a lifestyle that feels a world away from the everyday rush while still remaining within easy reach of Canberra.

Recognised by the National Trust of Australia for its cultural and environmental significance, the Uriarra Valley is renowned for its striking beauty, rich history and remarkable biodiversity making this not just a home purchase, but a lifestyle investment for generations to come.

Residents also enjoy access to outstanding village amenities including a community hall and centre, swimming pool, tennis courts, ovals, playgrounds, village green and horse agistment paddocks.

If you have been searching for breathtaking views, fresh clean air and a peaceful rural lifestyle without compromise, this is an opportunity not to be missed.

Features:

- North-facing brick home
- Expansive 1,071m² block
- Stunning panoramic rural and valley views
- Peaceful setting with fresh mountain air and natural surroundings
- Freshly painted throughout
- Brand new carpet throughout
- Reverse cycle heating and cooling
- Three bedrooms with built-in robes and sliding doors
- Spacious second living area
- Stylish bathroom plus separate toilet
- Well-appointed kitchen with ample bench space and storage
- Wall and ceiling insulation
- Solar hot water system
- 3,500L rainwater tank
- Located within the exclusive Uriarra Village community
- Access to pool, tennis courts, community hall, playgrounds and parklands
- Equestrian trails and horse agistment paddocks nearby
- Close to Cotter Reserve and Casuarina Sands

Rates: approx. \$670 per quarter

EER:



MORE DETAILS

Property ID JXGH5W
Property Type House
House Size 113 m2
Land Area 1072 m2
EER 4.5

Pauline Jenkins

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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