



73 Pittman Drive, BROWNS CREEK, NSW 2799

Space, privacy, and a slower pace of life

Set on just under 6 acres of rolling countryside, this near-new home, completed in 2022, has been thoughtfully designed and positioned to capture the stunning valley views

step inside and you'll immediately appreciate the sense of space.

The heart of the home is the well-appointed kitchen, featuring quality stainless-steel appliances, a 900mm stove, walk-in pantry, and plenty of bench space for entertaining.

The master retreat is a true highlight, offering breathtaking views to wake up to each morning, along with a huge walk-in robe and oversized double vanity ensuite that provides a touch of everyday luxury. Two additional bedrooms feature built-in robes, while the third offers its own walk-in robe, ensuring every member of the family has ample storage and space.

Designed for sustainable living, the property features a 10kW solar system with battery storage, giving you the potential to dramatically reduce your energy costs.

Whether it's your morning coffee as the sun rises or unwinding at the end of the day, you'll never tire of the outlook.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L28914914

SALE DETAILS

**\$1,295,000 -
\$1,355,000**

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Katie Christopherson
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73 Pittman Drive provides a space for the kids to roam and the freedom and lifestyle that only acreage living can provide.

- Near-new family home completed in 2022
- Four spacious bedrooms, including a master retreat with huge walk-in robe and oversized ensuite
- Two separate living areas with cosy wood heating
- Modern kitchen featuring quality stainless-steel appliances, 900mm freestanding stove and walk-in pantry
- Excellent storage throughout, including a walk-in linen cupboard, two built-in robes and a third bedroom with walk-in robe
- 10kW solar system with battery storage for outstanding energy efficiency
- 120,000-litre water tank providing reliable water supply

To arrange your inspection or to find out more, contact Katie Christopherson - 0400 637 559

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy; however, we cannot guarantee it.

- Land Area 2.343 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards









73 PITTMAN DR, BLAYNEY
 APPROXIMATE GROSS INTERNAL AREA = 203.94 SQ M
 GARAGE = 42.16 SQ M
 TOTAL = 246.1 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.