



# Braidwood Ridge

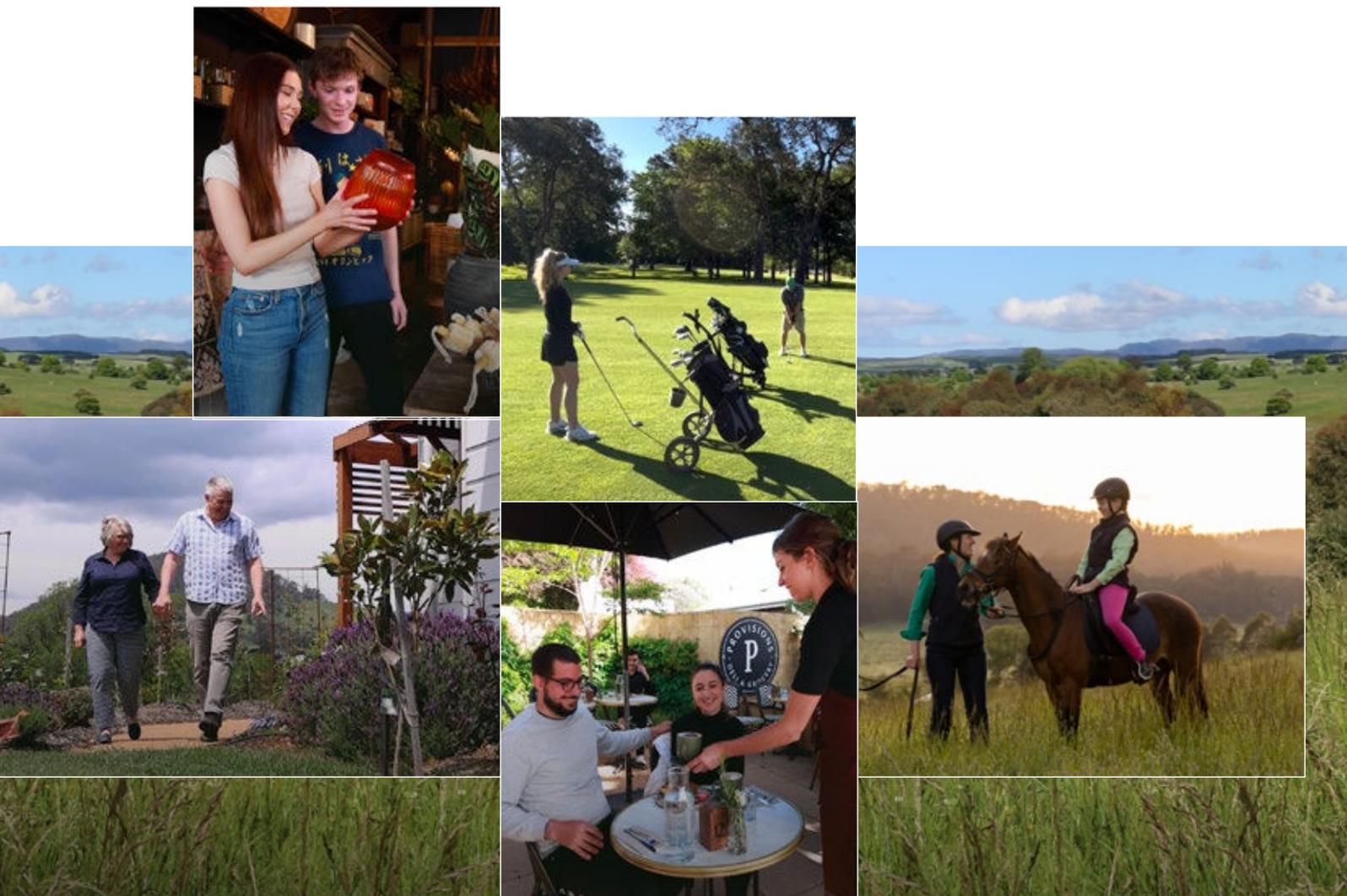
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# WELCOME TO Braidwood Ridge

Braidwood Ridge offers a limited and rare opportunity to build the home of your dreams in a rural environment, within walking distance to the town centre.

Nestled in the heart of the historic Braidwood township, this prestigious location offers elevated blocks with breathtaking views, in a timeless country setting. Complete with full town services, you'll be surrounded by some of Australia's best nature reserves along with a huge range of facilities and recreational activities to enjoy.

IT'S NOT ENOUGH TO SIMPLY PROVIDE A PLACE WHERE PEOPLE CAN BUILD A HOUSE; THE SUCCESS COMES FROM PROVIDING A PLACE WHERE PEOPLE CAN BUILD FOR THEIR FUTURE.



## A UNIQUE LIFESTYLE

Surrounded by rugged mountain ranges, wild rivers, caves, beautiful forests and unlimited “off the beaten track” territory, you’ll have much to explore. Braidwood Ridge is perfectly positioned to allow you the best of rural and recreational living in a popular thriving country town. This relaxed and welcoming community is central to Canberra and the beautiful south coast beaches, with the snowfields only a two hour drive away.

## FACILITIES

All the facilities you need and want, are only a short stroll from your door. Braidwood offers a well-resourced hospital, medical centre, pharmacy, supermarket, quality cafés and a range of restaurants. Take time to browse the gorgeous fashion boutiques, up-market gift shops and galleries. There is also a prominent arts and crafts scene to help you get in touch with your creative side. The popular family-friendly parks provide BBQ facilities, child safety play equipment, and clean public toilets.

## SPORTS, RECREATION & SOCIAL

The town has a rich social life, hosting events and festivals annually including; the Braidwood Race meeting, Music at the Creek, Heritage Festivals, Vintage Cars, the Quilt Festival, the Braidwood Show and Braidwood Park Run/Walk. Braidwood also has it’s own Regional Arts Group. The Braidwood Serviceman’s Club offers many activities and social clubs. Other sporting options include; swimming, rugby, fishing, squash, golf, tennis, bowls, pony club and much more.

## EDUCATION

Braidwood Central School starts from kindergarten through to year 12. St Bedes Catholic School caters for children up to Year 6. The pre-school and Wallace St Early Learning Centre caters for the younger children.

## CLIMATE

Braidwood’s climate is exhilarating with brisk winter days and mild summers which are highlighted by sea breezes—cooling the summer evenings. The average temperature in summer carries a low of 12° and a high of 26°. Winters see a low of 0°, with an average high of 12°.

## ADVANTAGE

- Only 13 blocks in stage 4
- Averaging 1,732m<sup>2</sup>
- Freehold Land
- 45min to Canberra & South Coast
- Heritage Listed Town
- Prestigious Location
- Underground electricity, NBN, town water & sewerage
- Close to schools, shops & town centre

## HISTORY

- Europeans settled in 1822
- Industry - farming (sheep & cattle)
- Proclaimed as a town in 1839
- Gold discovered 1851
- Mid-late 1800’s Braidwood prospered as the commercial centre to goldfields within the region.
- Post Goldfields (late 1800’s), the district returned to the agricultural industry.
- Today Braidwood prospers through mining, agriculture and tourism.



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STAGE 4

Coffey St



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