



## 24 Bragato Way, Cromwell

### Rare. Refined. Ready for You.

Set in one of Cromwell's most coveted lifestyle pockets, this architectural gem blends crisp contemporary living with vineyard charm and Central Otago beauty. Designed with precision and presence, the home offers 3 bedrooms, 2 bathrooms, soaring ceilings, and direct greenway access, all tucked into the exclusive Wooing Tree Estate. Whether you're upsizing, downsizing, or planting your roots in style, this is one opportunity that feels as rare as it looks.

Outside, your landscaped 341m<sup>2</sup> section is easy-care and curated, framed by native planting, schist accents, and a generous deck that opens out to the greenway beyond. There's internal access garaging, a laundry zone, double glazing and that all-important Cromwell sun streaming in all day long.

#### Main Features:

- 3 Bedrooms
- 2 Bathrooms
- Auto Covered outdoor louvretec system
- Single Garage
- Open plan kitchen/dining

Contact Steve, Jake & Erin - The Green Team for more information about viewings, or for copies of documentation about this property.



3 Bedrooms 2 Bathrooms 1 Garage

#### Floor/ Land Size

**Floor:** 154m<sup>2</sup>

**Land:** 341m<sup>2</sup>

**Deadline Sale:**  
**19th September 2025 at 12pm**

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