

**10-12 Little Street, Boorowa, NSW 2586**



**Sold House**

Saturday, 19 August 2023

10-12 Little Street, Boorowa, NSW 2586

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4000 m2**

**Type: House**



David Alexander

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## Contact agent

In the heart of an established neighbourhood lies a timeless home that not only promises comfort and elegance but also offers unmatched value. Built in 2016, the solid brick construction of this 3-bedroom, 2-bathroom family home stands as a testament to robustness and longevity. The grandeur of the high ceilings is complemented by the charm of floating floorboards throughout the living areas. Each bedroom is meticulously designed to offer ample storage with spacious built-in robes. The luxury of instantaneous gas hot water means on-demand comfort whenever you need. Bathrooms adorned with floor-to-ceiling tiles add a touch of opulence, making them not only beautiful but also easy to maintain. Climate comfort is a given here. Whether you're seeking the cooling embrace of ducted evaporative systems during summer, the cozy warmth of gas heating in winter, or the versatility of reverse cycle air-conditioning, this home has got you covered. And with the added advantages of Low 'E' glass windows and upgraded R3 insulation, you're assured of energy efficiency year-round. For those who love to cook, the gourmet L-shaped kitchen comes equipped with a large island bench, a high-end 5 burner gas cooktop, soft close storage solutions, an electric oven, a dedicated spice drawer, and a dishwasher for easy clean-ups. The wrap-around verandah not only adds a classic charm but also ensures the home blends seamlessly with the established streetscape. Set on a sprawling yet manageable 4000m<sup>2</sup> block adorned with low-maintenance gardens, the property also holds potential for subdivision under R1 zoning. Security is paramount with a spacious 6x14m four-car garage, complete with an attached workshop, automated doors, and a surveillance system featuring 4 security cameras. Water solutions are aplenty with a massive 37,500L rainwater storage, town water connection, and a 17m deep bore. You'll be well-connected, with Yass and Young only 30 to 40 minutes away, and the nation's capital, Canberra, just over an hour's drive. Cost to replicate: Land: \$370,000 House (\$3000/m<sup>2</sup>): \$498,000 Shed: \$60,000 Driveway: \$20,000 Patio: \$20,000 Total= \$968,000 In today's challenging NSW property environment, where building delays are common, this established home shines as a beacon. Avoid the wait, sidestep unforeseen expenses, and escape the challenges of a new build. Step into immediate comfort, peace of mind, and unparalleled value. Due to pressing family commitments and health concerns, the owners are highly motivated to sell. This urgency translates to a golden opportunity for prospective buyers. David Alexander from Ray White Rural Canberra | Yass | Murrumbateman is ready to assist you in making this home yours. Don't miss out on this unique proposition. Reach out today and step into a home that's waiting to welcome you. Contact David Alexander today to receive a comprehensive information pack and arrange your inspection.