

# 12 Cochrane Street, Broke, NSW 2330



## House For Sale

Thursday, 7 March 2024

12 Cochrane Street, Broke, NSW 2330

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2023 m2**

**Type: House**



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**\$1,000,000 - \$1,070,000**

In the heart of the Hunter Valley, in the charming village of Broke, lies this gem of a cottage on its own half-acre (2023 sqm) of verdant land. An extensive and beautifully executed renovation has transformed the home from a country cutie into a luxurious contemporary haven, with a light-filled and lovely interior. A chic modern colour palette has been used to great effect, bringing the bullnose verandah and weatherboard exterior up-to-the minute with dark shades of grey. Inside the house, crisp white walls and joinery contrast sharply with black light fittings and the dramatic dark tones used in some rooms. The monochromatic palette highlights the living areas' magnificent, vaulted ceilings and timber beams. On freezing winter nights, snuggling in front of a roaring fire is wonderful; a slow combustion fireplace in the living area of this home makes that luxury a given. The tasteful and carefully selected furniture adds enormous appeal to the home, and the vendors are willing to consider selling these gorgeous pieces to the new owner/s. The sparkling new kitchen would tempt the most reluctant of cooks: it is white, bright and beautiful and features an integrated fridge and dishwasher. Similarly, the sleek new family bathroom is somewhere you'd want to linger, with its floor-to-ceiling tiles and double-headed shower. There are four good-sized bedrooms, all freshly painted. Entertaining here is a breeze, with a spacious new timber deck at the rear of the property. Glass fencing allows you to appreciate the stunning gardens that complement the home so beautifully. Considered plantings have helped to create a private, low maintenance oasis that will improve with time. Water requirements for inside and outside the home are met with the provision of both tank and town water. Only twenty minutes' drive from Singleton and less than two-and-a-half hours from Sydney's CBD, this very special property will have wide appeal. With its large, lush gardens and gorgeously luxe interior, what's not to love?

- 4-Bed weatherboard cottage in Broke
- Huge (2023sqm) landscaped block
- Extensive renovation throughout
- New kitchen with integrated appliances
- New bathroom
- Vaulted ceilings in living area
- Slow combustion fireplace
- SS A/C
- Large rear deck with glass fencing
- Carport with attached storage shed
- Town + tank water