

**12 Hat Hill Road, Blackheath, NSW, 2785**

**Sold House**

Saturday, 29 July 2023

**RayWhite**

12 Hat Hill Road, Blackheath, NSW, 2785

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Peter Torok  
0247878797

## **UNDER OFFER - "Captain Cook's Cottage"**

This charming, character filled, impeccably constructed, ideally located, solid double brick home was originally modelled in the style of the famous 'Captain Cook's Cottage', brought to Melbourne from the UK in 1934. Only 5 minute's walk to the village with established cool climate gardens, this home is a very attractive and unique proposition.

The ground floor features a generous open plan living & dining area, galley style kitchen, and master bedroom with built-in wardrobe and dual access ensuite. Upstairs are another 2 spacious light-filled bedrooms, both with built-in wardrobes, conveniently located either side of the second bathroom. One of these bedrooms is currently an artist's studio. In addition, there is a work from home office or reading nook with a pleasant view on the upper landing.

Outside the sunny rear paved courtyard is perfect for afternoon tea or entertaining. A further hedged upper lawn, with a garden shed, provides a quiet private outdoor space.

Additional features include:

- Spacious attic storage
- Polished timber floorboards
- Storage room off third bedroom / studio
- Reverse cycle air conditioning
- Two natural gas bayonets
- Slow combustion wood heater
- 1500 litre water tank
- Substantial 14 panel solar system

A genuinely heartfelt sale, this much loved home will suit someone looking for a green-change, looking to downsize, or a weekender in a convenient close to the village location.