

**12 Kanimbla Valley Road, Mount Victoria, NSW 2786** 

**Sold House**

Saturday, 2 September 2023

12 Kanimbla Valley Road, Mount Victoria, NSW 2786

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 835 m<sup>2</sup>**

**Type: House**

**\$625,000**

This charming cottage offers a fantastic opportunity for investment, with options to truly make the property your own. With modern kitchen and bathroom, sunny outdoor entertaining area and a private backyard - all within close proximity to town - very liveable now, this home gives any potential buyer an array of possibilities to add value. FEATURES BREAKDOWN; • "Rivendell"- Two bedroom character cottage • Conveniently located only 350m from Mount Victoria village, schools, parks & cafes • Lounge with northern sun and raked timber ceilings • Modern kitchen with dishwasher • Updated bathroom • New carpet throughout • Open fireplace and gas heating • Large outdoor entertaining deck overlooking backyard • Lock-up garage underneath side of property • Large fully fenced flat backyard, block 835m2 approx Situated in an ideal location and bursting with charm, this mountain cottage provides a wealth of opportunity for buyers.