

**14 Nerrim Street, Bundanoon, NSW 2578**

THE AGENCY

**House For Sale**

Thursday, 21 December 2023

14 Nerrim Street, Bundanoon, NSW 2578

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1404 m2**

**Type: House**



Alex Watanabe

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## Price Guide \$1,100,000

Set in an elevated position, this private and very picturesque country retreat is just minutes from Bundanoon village centre. This one-of-a-kind home is nestled on a leafy green block with a mix of beautiful gardens and mature trees - a haven for relaxation, ensuring tranquility and peace. - As you enter through the gates, a brick-paved drive leads you to a custom built, steel-framed home, proudly offered for sale by its original owner. Set in a well-established neighbourhood of impeccably kept homes, this residence exudes timeless elegance- A fully fenced block ensures privacy and security. Enjoy the outdoors on the wrap-around verandah or the charming courtyard, perfect spots to unwind and soak in the natural surroundings- Step inside to discover a world of comfort and style in this beautifully maintained home. The main foyer welcomes you with French doors, leading to a formal living/dining area that bathes in the northern sun. The flow is seamless, connecting this space to an open-plan informal dining and lounge area for an inviting atmosphere, perfect for relaxation and entertainment- The home features 3 bedrooms, 2 bathrooms, and built-in robes in all bedrooms- Floor-to-ceiling windows dressed with cedar shutters flood the interiors with natural light, complemented by Blackbutt hardwood floors in the main foyer and informal dining/lounge area- The bright kitchen is equipped with a gas stove and modern appliances. Stay cozy during cooler evenings with a combustion stove in the informal living area, or use the split-system A/C, ceiling fan, and gas points for personalised heating and cooling- A garage with a laundry room and a garden shed offer ample storage spaceNestled in a very quiet location yet close to the centre of the idyllic village of Bundanoon, this home offers a unique blend of serenity and convenience, with parks, walking trails, cafes, boutique shops and more, within great proximity. For more information, please contact Alex Watanabe on 0400 687 551.Disclaimer: While we make every effort to ensure that the information we provide is correct and up to date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.