

**16 Mill Street, Laurieton, NSW 2443**



**Sold House**

Friday, 25 August 2023

16 Mill Street, Laurieton, NSW 2443

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 670 m2**

**Type: House**



Stewart O'Brien  
0409707441



Rosie Model  
0438755344

**\$795,000**

Introducing a charming three-bedroom cottage, originally built in the 1960s, exuding character and showcasing ornate features. Situated on a level 670m<sup>2</sup> block, this delightful home is a perfect blend of vintage allure and modern quirky design. The location couldn't be more convenient, with the Laurieton CBD just 500m away, offering easy access to amenities, shopping, and dining options. Inside, you'll appreciate the high ceilings and a well-thought-out layout that embodies the essence of its era, offering a unique and irresistible combination of period features and contemporary elements. The property boasts not only three spacious bedrooms but also a sunroom, which could serve as a convenient second living area. As a fantastic bonus, there is a separate studio on the premises, making it an excellent space for versatile living or working arrangements. The studio features a self-contained setup, complete with its own bathroom which boasts a charming freestanding clawfoot bath, a functional kitchenette, and a cozy sitting area that opens up to a delightful garden outlook. Entertainment and relaxation await you on the back timber deck, where you can unwind while taking in the breathtaking view of North Brother Mountain. Storage and workspace are well-catered for, as the property includes a large 6 x 6m shed, perfect for storing tools, equipment, or pursuing hobbies. Additionally, there's a carport to protect your vehicles from the elements. With its blend of character, space, and amenities, this cottage offers a lifestyle your family has always dreamed of. Don't miss the chance to make this enchanting property your new home!

**Features:-**  
Well-laid-out home blending period features with modern quirky design- Large lounge area to the front of the home with air conditioning and striking timber floors- Three bedrooms, all of a generous size, the main located away from the other 2- Sunroom to the rear which makes a great second living area- Separate studio with kitchenette, bathroom and garden outlook- Back timber deck with stunning views of North Brother Mountain- 6.6kW Solar System (only 12 months old) for energy efficiency- High ceilings creating an airy atmosphere- Conveniently located 500m from Laurieton CBD- 5000-liter water tank, large 6 x 6m shed, carport and access from the adjoining lane way

Whether it's cozy family living, a creative haven, or a retreat for relaxation, this property offers the lifestyle you've always dreamed of. Seize the opportunity to make this timeless treasure your very own.

**Property Details:** Council Rates: \$2,500 pa approx. Land Size: 670m<sup>2</sup> Rental Potential: \$580 to \$600 per week

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.