

18 Fourth Street, Boolaroo, NSW 2284

Sold House

Saturday, 23 December 2023

18 Fourth Street, Boolaroo, NSW 2284

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 405 m2

Type: House



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\$580,000

Upon a hill in Boolaroo's historic avenues, sits a C1900 cottage with a tale or two to tell – but don't let your first glance inform you, there's more to this story than meets the eye. While the home may appear petite and unassuming from the exterior, the minute you step inside you will feel welcomed by the warmth and character emanating from its lived-in and loved-up original condition. Every part of this home is infused with character, with features reflecting a forgotten time. Its walls and ceilings are lined with colonial-era tongue and groove boards, and are complemented by tall ceilings, and wide, hardwood floors, built to withstand the test of time. This welcoming cottage includes two double carpeted bedrooms and two open living zones - the lounge features dual aspect windows, which imbue the home with light, while the dining/family room features a fireplace, with a tall timber mantle and wide hearth creating an inviting atmosphere for convivial fireside gatherings. Although the kitchen and bathroom could benefit from a modern touch, you could do a lot here. Restore the front verandah to its original glory, re-roof, and, if the mid-century modern kitchen and bathroom fittings are not to your taste, restyle these rooms and reconfigure the back half of the home in a makeover sympathetic to the charming heritage of this period home. Alternatively, the wide frontage and elevated block could serve as a blank canvas for a new beginning, with ample room for a family home and/or dual living STCA. Facing north-east, the elevated location promises lush views of Mt Sugarloaf and its picturesque surrounds. The fully fenced yard accommodates a double garage with space for a storage/workshop area and, at the rear, garden beds hint at the potential for a bumper crop. In a historic lakeside location where first homebuyers and families can still afford solid character homes, this cottage is only a short stroll to the Village shops, supermarket, Boolaroo Public School, and the fabulous Lake Cinema. It's also minutes to Warners Bay for eclectic restaurants and specialty shops, as well as Costco if you need to stock up. All your other shopping needs are catered for with 5 minutes to Stockland Glendale, and only 15 minutes to Charlestown Square. All sorts of water sports are on offer only minutes away, and a quick cycle via the Cockle Creek Trail will get you there. Commuters will appreciate the well-planned feeder roads to major arterial routes. Come and craft a new beginning or restore the lustre of this C1900 historic gem!

- C1900s original cottage, on the hill with picturesque Mt Sugarloaf views, situated in historic old Boolaroo.
- Two charming open-plan living areas, including a light-filled lounge, and a dining/family with a large fireplace inviting cozy gatherings.
- Two double carpeted bedrooms, character filled, offering restful spaces to retire to.
- Neat kitchen, attractive in its simplicity, with ample benchspace and a dishwasher.
- Combined bathroom/laundry showcasing an OG cast iron bath fitted with a shower above, plus an updated vanity, and storage cupboard.
- Square near-level block, fully fenced, with double garage and workshop or storage space.
- Potential to restore this gorgeous home to a new beginning
- Convenient lakeside location with shops, schools, parks, and leisure activities on your doorstep.

Outgoing: Council Rates: \$1,892 approx. per annum
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