

**19 Howard Street, New Berrima, NSW 2577**



**Sold House**

Monday, 14 August 2023

19 Howard Street, New Berrima, NSW 2577

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 651 m2**

**Type: House**



John Jeffcoat

**\$655,000**

Perfectly positioned on the high side of the street this 3 bedroom character cottage in the ideal corner location will reward the lucky purchaser with future potential well above average. Two street frontages and a rear laneway access is a feature that will easily allow the property to be further developed to comfortably accommodate the needs of a growing small business or active family. - ? Elevated front verandah, the perfect place to appreciate Highlands sunsets all year round. - ? Spacious living area with an attractive outlook/aspect and reverse cycle air conditioning provides the ideal opportunity for relaxation. - ? Attractive dining area well positioned with easy access from living and kitchen ensures that mealtimes will be easy and pleasant. - ? Well-appointed modern gas kitchen less than 10 years old, and ideally suited to satisfy the needs of a hungry family. - ? 3 bedrooms all north facing with easy access to the bathroom. With fresh paintwork having just been completed the original floorboards have the potential to create a stunning presentation once finished with a light sand and polish. The fully fenced elevated parcel of land is both manageable and appealing, complete with an outdoor entertaining area and lock-up garage with convenient side access. Perfectly located within minutes' drive to historic Berrima, Moss Vale and Bowral town centres plus great freeway access to Sydney and Canberra. With its new service centre complete with Post Office, general store, quality takeaway food, great coffee and a bottle shop New Berrima offers unmatched value for money within the Southern Highlands.