

**25 Cochrane Street, Broke, NSW 2330**



**House For Sale**

Thursday, 21 March 2024

25 Cochrane Street, Broke, NSW 2330

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2023 m2**

**Type: House**



Sheree Klasen  
0417445308



Jesse White  
0474460838

## By Negotiation

In an increasingly busy world, the notion of owning a pretty cottage on a large block of land might seem like a pipedream. We would love to show you that it really is achievable. In the charming village of Broke, a tranquil lifestyle and a four-bedroom home on a huge block of land is within reach. Conveniently located just across the road from the local primary school, the house has four large bedrooms-all with built-in-robess-and two separate living areas. There is a modern family bathroom and a spacious, older-style kitchen with loads of storage. A handy second toilet is situated in the laundry. In the lounge room, a slow combustion fireplace will come into its own on those chilly winter evenings. While the home is in good condition and ready to move into, there is the opportunity to add value in the future. The sunlit front verandah is east-facing and would be a gorgeous spot to sit and enjoy your morning coffee. At the rear of the home there is a shaded, undercover patio for al fresco living and entertaining. City dwellers will be delighted with the fully fenced yard with rear lane access. At a whopping 2,023 square metres (half an acre!), there is oodles of room for the kids to play. A small garden shed provides good storage, and there is also a double carport plus a double shed. Water requirements are well catered for with two water tanks and a well, in addition to town water. With the bustling town of Singleton only twenty minutes' drive away-and Sydney less than two hours-you can enjoy this peaceful location without any sense of isolation. Let us show you how to turn those pipedreams into reality.

- 4 Bedroom cottage at Broke
- 2 WC
- 2 Living areas
- Slow combustion fireplace
- Large (2,023sqm) fully fenced yard
- Double carport
- Double shed
- Great location
- Town water + well water + 7000l tank + 5000l tank