

31-33 Saint Andrews Street, Aberdeen, NSW 2336



Sold Acreage

Friday, 1 March 2024

31-33 Saint Andrews Street, Aberdeen, NSW 2336

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 4896 m2

Type: Acreage



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\$710,000

On a magnificent block of land, with stunning mountain views, sits a tidy three-bedroom family home. Here is somewhere that your family could settle, and in future years you could downsize the land by subdividing the block to assure an income opportunity. What a prospect! At the end of the long driveway, at the back of this stunning block, you'll discover this very special residence and two huge workshops/studios/outbuildings. The house itself enjoys multiple living and entertainment areas. The portico and hallway lead into the large separate L-shaped lounge, formal dining room with reverse-cycle air-conditioning. At the back is the open-plan kitchen, family, casual dining room with its own split-system air-conditioner and a beautiful cosy wood combustion fireplace. This leads to the massive enclosed entertainment area—large enough for the biggest celebrations or awesome parties. The large timber kitchen boasts a huge pantry, ample storage and preparation areas, a free-standing oven with ceramic cooktop, a dishwasher and a wrap-around breakfast bar. The window opens to the entertainment area—so convenient for serving party guests! The three double bedrooms all have built-in wardrobes. The master has sliding mirrored doors and a reverse-cycle air conditioner/heater. The bedrooms are well served by a spacious 3-way bathroom, which is perfect for busy mornings, and there's a further WC off the huge laundry. Storage will never be a problem, with a linen cupboard in the hall, and further storage in the laundry (with a huge cupboard and built-in benches) and off the bathroom area—and that's only inside the house! Outside, you'll delight in the massive powered Colorbond shed which could easily be storage for grown-up toys, or maybe a mancave, she-shed or a studio space for the creative within you. The additional garden shed and wood shed provide additional potential. How will you use them? The double garage (with enough storage space for a workbench or six) has internal access to the entertainment room. There's more space for off-street parking than you could ever need, and yet this huge garden is so easy to maintain, as—at present—it's mostly lawn. With a cool ride-on mower, you'd have no trouble keeping it neat and tidy... but imagine the possibilities if you wanted to add your own landscaping and self-sustaining garden! And if the land becomes too much for you, the future sub-division potential could easily secure a solid retirement income (subject to council approval). The house is close to schools, sporting amenities, the local RSL, bowling club and other entertainment venues. It's only a 10-minute drive from Muswellbrook and 12 minutes from Scone—so shopping and eateries are plentiful. This house has so many possibilities for you and your family, you'd be best advised to view it as soon as possible. Don't let this one get away!

Property features:- Three-bedroom home with two WCs- Open plan kitchen, breakfast and family room- Massive enclosed entertainment room - Plenty of storage inside and out- Separate laundry and internal garage access- Three double bedrooms with built-in wardrobes- Huge 1.2+ acres easy-to-maintain lifestyle block- Multiple living spaces, separate lounge- Outhouses and sheds to house your toys- Possible future subdivision opportunity- Located close to all amenities

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.