

# 35 Clarke Street, Nimmitabel, NSW 2631



## Sold House

Sunday, 24 December 2023

35 Clarke Street, Nimmitabel, NSW 2631

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 4047 m2**

**Type: House**



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**\$380,000**

Located in the beautiful village of Nimmitabel on a large 4047m<sup>2</sup> parcel of land is this beautifully restored church, now a comfortable home away from home for holidaymakers visiting the Snowy Mountains. Built in 1903, by hand with local hardwood, this single-level church boasts high ceilings, a family bathroom with a combined laundry, a separate kitchen, and a mud room upon entry. There is underfloor heating throughout the living areas and a gas fireplace to keep you cosy through the cooler winter months. Outside you can take advantage of the spectacular Monaro plains sunsets from the outdoor entertaining area and fire pit. Property Features- Updated kitchen- High ceilings- New blinds - Gas fire - Under-floor heating to the living area and kitchen- New roof- Updated electricals- Single garage with workshop area attached carport- Potential for subdivision - Minimum lot size 500m<sup>2</sup> - \*STCA- Crown land attached with lease - \*\*new owner to apply for lease Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture, and descriptions.