

**35 Edwards Avenue, Bomaderry, NSW 2541**

**Raine&Horne.**

**Sold House**

Monday, 14 August 2023

35 Edwards Avenue, Bomaderry, NSW 2541

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 803 m2**

**Type: House**

**\$577,500**

Welcome to 35 Edwards Avenue - a delightful, three-bedroom home nestled in the heart of Bomaderry on a spacious 803sqm block. This sweet, character filled residence is bursting with potential. Suitable for first home buyers, investors or those who love to renovate! The living room is the heart of the home, and is perfectly complimented with exposed beams, ceiling fans & the seamless connection to the rear deck that overlooks the private yard with views of the Cambewarra Mountain escarpment. The placement of this family/dining space at the rear of the property takes full advantage of the surrounding views and natural light, creating an ambiance that's both refreshing and calming. Large windows allow sunlight to pour in, creating a warm and inviting atmosphere during the day. The three spacious bedrooms & large main bathroom with separate toilet provides a level of family convenience to the home. At 22 square meters the studio attached to the double garage presents an exciting and versatile opportunity for enhancing the functionality and value of the property. Its layout allows for multiple possibilities, whether you're considering creating a spacious fourth bedroom that offers privacy and comfort, or exploring the potential to generate a supplementary stream of income through its kitchenette and bathroom facilities. Additional property features: - Charming kitchen with free-standing oven, unique curved breakfast bar - Fully fenced yard, side yard access - Detached double garage with workshop space & storage room; there is also a studio & bathroom - Greenhouse & built in BBQ area - Fruit trees, established gardens - Built in robes, cabinetry & shelving throughout - Spacious internal laundry with ramp access to yard - Close proximity to local shops, schools & public transport - Easy access to Princes Highway / Bomaderry to Berry Bypass While this home boasts a charming appeal, it's looking for someone who sees the potential within. With a little love and renovation, you can breathe new life into every corner of this house. Whether you're an experienced renovator or just looking for a project to call your own, this is an opportunity to create a space that reflects your unique style and taste. For more information or to arrange an inspection, contact Ben Weissel on 0422 186 074.