

# 35 Wisteria Cottage Lane, Rylstone, NSW 2849



## House For Sale

Friday, 22 March 2024

35 Wisteria Cottage Lane, Rylstone, NSW 2849

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2000 m2**

**Type: House**



Marnie Robbins

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**\$880,000- \$920,000**

Presented with a fresh and modern design that enhances the home's traditional charm, this gorgeous cottage offers stylish and bright interiors suited to modern day living. The layout allows for a functional, flowing floor plan with established gardens surrounding the home. Located in a peaceful, tucked away position moments from Rylstone's CBD. • There are two spacious bedrooms with custom wardrobes and ceilings fans • An optional third bedroom or study with direct access to light filled sunroom • A stunning kitchen perfectly designed to maximise space and functionality with great bench space, brand new appliances and servery window • Entertainers will be delighted by the open plan living that flows to the covered alfresco and cosy formal living room • The sparkling main bathroom has floor to ceiling tiles, gold tapware and frameless shower screen plus separate W.C. • The 1870's charm has been retained with pressed metal ceilings, timber windows and picture rails • Comfort is provided year round with ducted air conditioning, woodfire and ceiling fans • Outside, the 2000sqm block is fully fenced with a charming front garden entrance and leafy, established gardens surrounding plus side lane to the double lock up garage Recently renovated to meticulous standards, this property is a haven of space, light, and charm in one of Rylstone's most prized settings. For further information or to arrange an inspection contact Marnie Robbins on 0423 618 693. **DISCLAIMER:** The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.