

36A Hat Hill Road, Blackheath, NSW 2785



Sold House

Wednesday, 12 June 2024

36A Hat Hill Road, Blackheath, NSW 2785

Bedrooms: 4

Bathrooms: 1

Area: 675 m2

Type: House



Adele Colman

0414876211

\$900,000

So often potential purchasers walk in to the office asking if we have any charming cottages within walking distance to the village and believe it or not we usually disappoint as those who are lucky enough to have this facility tend to stay put. Well, here we have an easy walk to town, set high on Hat Hill Road - this gorgeous cottage has it all. Set well back from the street with a charming winding path from Hat Hill to the front door this home has lovely district views that give such a feeling of space and light. The front verandah is wide enough to be useful too, such a great place to enjoy your morning coffee soaking up the sun's warming morning rays. Entering from this verandah there is a large bedroom to the left and one of the two spacious living rooms to the right. This room also takes in the fresh and spacious kitchen and the adjoining second living room via a large set of glass doors. This second living room has a terrific outlook over the rear gardens which are accessed via a set of French doors and a sweet little deck. There are four bedrooms in total, all with built-in robes and a decent size and the bathroom has been recently refreshed, with a separate bath and shower. Each of the two toilets are separate from the bathroom which is another great bonus. The master bedroom is very spacious too and again, has built-in robes. Last but not least, there is a smaller room that could be a fifth bedroom, or a great office - that lock and leave room for the work-from-home peeps that is tucked away so you are not too tempted to do after-hours work. The rear gardens are lovely as they are, it's your choice, keep them as they are or take things to the next level and there is also a sweet pergola area for a sunny Sunday lunch! This home is terrific, has charm in spades, enough garden to be interesting but not a chore and easy walk to town. Be quick!!

- Walk to town
- Gas central heating
- Move in ready
- Off street parking
- Manageable 676M2 Garden Block