

41b Robertson Road, Moss Vale, NSW 2577



House For Sale

Thursday, 23 November 2023

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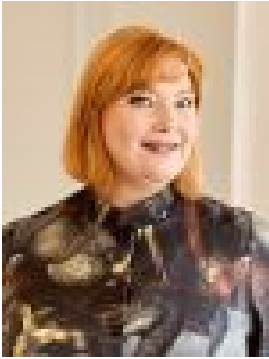
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4433 m2

Type: House



Sarah Wotton
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Katie Scanlan
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Auction Guide - \$1,500,000

Encapsulating the best qualities of the period, this stylish timber cottage located in private, established parklike grounds of well over an acre will have you smitten at first glance. Only three families have had the pleasure of owning 'Glenbrae' and its tightly held custodianship is understandable once you set foot on its curtilage. Elevated and special, it surveys its surrounds proudly and allows all the light and beauty in! The verandah which wraps the entrance to the home is aptly boomerang shaped -you'll be back here for sure! Timber boards, high ceilings and a roaring fireplace are desirable features and the renovated cook's kitchen flows conversationally to the dining area and lounge beyond. The floor plan is flexible and the fourth bedroom operates currently as a work from home office/second living space with its own discrete entry and access to a private courtyard beyond. This is a home which is full of heart and soul and has been loved deeply by all who have been lucky enough to live here. Proximate to Moss Vale's thriving shopping precinct, the showground and parks, this is a hidden jewel in the heart of the town. Property features Kitchen- Ilve 900 mm gas oven, Asko dishwasher, Caesarstone bench-tops, superb storage and views -Gas ducted heating throughout as well as two split system air conditioning units at each end of house - Two bathrooms -one with bath, the other has a shower- Main bedroom of excellent proportion with built -ins and garden views- Bedrooms 2 and 3 also have garden vistas- Bedroom 4 is used as an office with external access at both ends and can also be a fourth bedroom or second living room- Lounge room has deep decorative cornices, a wood fireplace and is light and view filled.- Dining room is adjacent to the kitchen- Mudroom/laundry also has an integrated study nook- Outdoor crazy paved courtyard - Raised vegetable garden beds in designated plot- Garden studio is ideal as a cubby/office or storage- Fire pit area - Garden is full of old roses, specimen trees and offers total privacy, protected from wind, and enjoys a micro climate -includes three Californian Redwoods, Golden Elm, Variegated Beech, deciduous and evergreen Dogwood trees, Magnolia, Maples, and Deodar- Large buxus and camellia hedges, rugosa roses, Edna Walling roses, David Austin roses et al. Driveway planted with natives. The property attracts significant birdlife and generations of Tawny Frogmouths have been raised in eucalypts near the fire pit.