

**44 Melbourne Street, New Berrima, NSW 2577**



**Sold House**

Saturday, 28 October 2023

44 Melbourne Street, New Berrima, NSW 2577

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



David Whetton



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**\$706,000**

\*Available for inspection Saturday AND Sunday A neat brick & tile home accommodating three bedrooms, a dining room living room, laundry and bathroom (with separate WC). Brand new kitchen with quality benchtops, splash-back, fittings and fixtures. Recently installed ducted heating/cooling via a quality Mitsubishi inverter system. 11 solar panels provide energy efficiency. Side access caters for a caravan, camper, boat or trade vehicle. This property opens to a very large backyard with a handy shed for storage of firewood, tools and ride-on mower. Flooring is new, with engineered floorboard in the living areas and carpeted bedrooms. The internal laundry with rear access makes for functional living. The bathroom is clean and original, well-tiled and functional. The separate WC is adjacent. -? Spacious back yard -? Functional 3-part shed (2 open space, one enclosed space) -? Brick block BBQ pit -? New Colourbond fence on western boundary -? Hills hoist with paved path New Berrima is a lovely village with a bustling General Store, community hall, playground and a semi-rural feel thanks to adjacent horse paddocks. Only 5 minutes to Berrima, 8 minutes to Moss Vale, 15 minutes to Mittagong and 30 minutes to Goulburn- its handy location is hard to beat and definitely worth your immediate inspection.