

45A Toallo Street, Pambula, NSW 2549



Sold House

Saturday, 13 January 2024

45A Toallo Street, Pambula, NSW 2549

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1122 m2

Type: House



Kim Poso



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\$825,000

• Quaint 1840s cottage • Central village location • Private, leafy outdoor spaces

This three-bedroom, weatherboard home is brimming with character and original features, yet it's been lovingly renovated and modernised to suit a contemporary lifestyle. The home's convenient, central location in the village of Pambula adds to its appeal however it has the space, privacy and leafy surrounds of a property situated farther from town. The home also has an important place in local history as one of the earliest original timber buildings still standing in Pambula and as the birthplace and childhood home of Sir William McKell – the 12th Governor General of Australia from 1947 to 1953. A beautiful original, vaulted timber-lined ceiling sits above the home's open-plan kitchen, dining and living area. This central living space is inviting and homely and benefits from a northerly aspect and lots of natural sunlight. The open-plan kitchen features both black granite and timber bench tops, a five-burner gas cooktop and electric oven, dishwasher, farmhouse sink and a breakfast bar for casual dining. This area also has a large wood heater for extra warmth in the cooler months as well as a reverse-cycle air conditioner. The main living area opens out onto a shady, wrap-around verandah which protects the house from the hot westerly sun and provides numerous outdoor spots to dine, sit and relax. Off the main living area are two bedrooms with open fireplaces, high ceilings and doors that open out on to the verandah. There's also a generous-sized, separate walk-in-wardrobe with lots of storage space. Bedroom three is the largest of the bedrooms with a smaller adjoining room perfect for a play room or study with a pleasant outlook over the back garden. There's a large, modern family bathroom with a full bath and separate shower as well as a separate laundry with a second toilet and plenty of storage space. The property has numerous private outdoor spaces to enjoy as the sun moves around the home throughout the day. An enchanting ivy-clad fence welcomes you into the secure yard with a large, level lawned area and established cottage style gardens featuring stonework and timber sleepers. Enjoy your morning coffee from an elevated timber platform and enjoy the outlook onto the home's traditional roofline overlooking Pambula village and Mt Imlay to the south. There's a large paved outdoor dining area with lots of room for a barbecue as well as a separate firepit area. Beautifully maintained gardens and shady lawned areas dotted with established trees surround the home and provide lots of room for kids and pets to play and explore. The sealed driveway at the side of the home leads up to a large two-car Colourbond carport and parking area with lots of space for the lawn mower, garden tools or a trailer. This well-presented cottage, complete with stained-glass windows, open fireplaces and timber-lined ceilings, oozes heritage charm and its central village location adds extra appeal. It's located a very short stroll to Pambula's speciality shops, cafes and services – including the very convenient location of Wild Rye's Coffee Roastery next door – and only five minutes' drive to spectacular Pambula Beach and nearby Merimbula. VIRTUAL

TOUR: <https://www.youtube.com/watch?v=7OdQ4dAFpa0&t=8s>