

**55 Graeme Street, Aberdeen, NSW 2336**



**House For Sale**

Friday, 1 December 2023

55 Graeme Street, Aberdeen, NSW 2336

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



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## Awaiting Price Guide

What can we say? Are you up for a challenge? Or will you pull this old cottage down and rebuild? This solid rendered brick cottage could be brought to life again by a brave person craving a project, wanting to preserve a little bit of history... The land would be perfect for building your dream home... However, some would say that the real appeal of this 1012sqm block is its development potential for a dual occupancy new build. The two access points, one from the road and one from the side lane, make this an excellent proposition. And did we mention the view? The new home(s) will enjoy a fantastic outlook across the countryside to the hills on the horizon. The cottage is currently livable and quite solid, if tired and sad inside. There are three double bedrooms, a lounge room with a sturdy open fireplace, a dining room and kitchen with a free-standing oven and cooktop and a wood-burning aga-style stove, an internal laundry and bathroom, and a back room with potential. As you can see, it has some very good bones, and could be restored to make a charming little home—and you could live in it while renovating if you wanted. There's an L-shaped verandah, a garage and a woodshed at the rear of the property, and the garden is easy-care and all lawn. The challenge to bring the cottage back to life would be basically cosmetic—so if you're up for it, the investment would certainly pay off. But what a location for your dream home or investment property! It's close to the main street of Aberdeen, and only a few minutes' drive from Muswellbrook with its shopping, eateries, and modern facilities. This property will attract a range of buyers—the renovators who are not afraid of hard work, those seeking a peaceful outlook at a bargain price to build their dream home, and the savvy investors and developers who can envisage the potential here. If you fall into any of those categories, call and view this property today. Someone will snap it up very swiftly when they see what it has to offer! - Old cottage—renovator's challenge- Great outlook for future dream home- Dual access possibilities for developer- Three-bedrooms, living room, dining, kitchen- Open fireplace in living room- Wood-burning aga-style stove in kitchen- Separate laundry and bathroom- Low maintenance garden - Located close to main road- Few minutes' drive to Muswellbrook

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.