

7-9 Broughton Street, Moss Vale, NSW 2577



House For Sale

Friday, 3 November 2023

7-9 Broughton Street, Moss Vale, NSW 2577

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1576 m2

Type: House



Reece Woods
0248614861



Sarah Cassidy
0467049063

Contact Agent

Rich in Charm and Homely Warmth, Updated for Modern Living There's something about the classic cottage that arouses instant appeal, and from its endearing c1910 façade with its bullnose veranda, this light-filled beauty is no different. Inside, traditional charm fuses with fresh functionality across a remarkably spacious single level. Crowned in 10-foot ceilings, the home has retained most of its original features with all the details you'd expect from this era celebrated throughout. Weekends are made for relaxing or entertaining on the rear deck, overlooking the sunny backyard with established trees and lawn, and in the cooler months, you'll love sitting next to the outdoor fireplace as you enjoy an afternoon drink. What really sets this home apart is that adjoining the main residence is a completely self-contained granny flat is also offered, allowing you the potential for holiday rental income or a solution for extended family accommodation. In addition, there is also the possibility of subdividing in the future (STCA). This home will delight an array of buyers, from those starting out on their property journey, to downsizers or investors looking for a great holiday rental, and given its convenient location, it is sure to tick a lot of boxes.

- Flowing living and dining zones are gloriously light-filled and are an ideal haven for relaxation
- Abundant in character features such as picture rails, deep skirtings, ceiling roses, ornate cornices, and a beautiful arch in the hallway
- Spacious kitchen features a gas cooktop and wall oven, dishwasher, filtered water tap and a generous amount of cupboard space
- Three substantially sized bedrooms with full height built-in robes, two with veranda access and one adjoining an ensuite
- Both the main bathroom and ensuite have been given a modern refresh, while the good-sized laundry provides ample storage and access to the deck
- An adjoining granny flat or master suite is a fantastic bonus and comprises a living room, huge bedroom, combined bathroom/laundry and timber kitchen
- In addition to ducted gas heating, several reverse cycle air conditioning units are fitted throughout
- Sunbathed deck is the ideal spot to sit and admire the established garden surrounds, while a paved sitting area is positioned next to the brick fireplace
- Three car garage and adjoining workshop are appealing for any number of uses, and are currently being used as an art studio
- Located within minutes of Moss Vale's town centre with its ever-growing array of leisure and lifestyle amenities

Disclaimer: Please note all information contained herein has been provided by third-party sources such as owners, solicitors, and developers. Whilst we endeavor to confirm all information provided, we cannot guarantee its accuracy. Any person using this information provided should rely on their own enquiries for verification.