

**8 Branxton Street, Greta, NSW 2334**

STONE

**House For Sale**

Saturday, 15 June 2024

8 Branxton Street, Greta, NSW 2334

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1334 m2**

**Type: House**



Matthew Clarkson  
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Donney Ristevski  
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**\$720,000 - \$780,000**

Presenting with a casual cottage facade, there is more than meets the eye with 8 Branxton Street. The home is tucked away behind a tall front fence and trees, adding to its privacy, and has side access to the large rear yard and garage. Moving inside, you will instantly notice an abundance of natural light combined with tall ceilings and exposed timber beams creating a warm, welcoming atmosphere. The massive open plan dining, living and kitchen zone is perfect for those who love to entertain as this area flows to the back verandah which creates an enormous combined living space for both inside and out. The slow combustion fireplace, tall cathedral ceilings and exposed timber beams really add to the character of the home. Your as-new modern kitchen features breakfast seating, 20mm stone benches, huge breakfast bar, plenty of cabinetry and bench space, electric appliances, and dishwasher. All three bedrooms are comfortably sized and feature built-in wardrobes & ceiling fans, two rooms feature new split air-conditioning. The new bathroom was completed by local company, Beyond Bathrooms, and makes a true statement with its chic modern design. The bathroom is large enough for the whole family to enjoy and it is conveniently located central to all bedrooms for ease of access for all family members. The large verandah overlooks the level backyard and is perfect for entertaining guests or for the kids and pets to play. There is a detached laundry with second toilet, large garden shed, machinery / storage shed, and an oversized double garage offering loads of space for vehicles and tools. Completing the home is a fully fenced and private yard with so much room for the whole family to enjoy. This property stands as one of the largest residential blocks in Greta with 1,334sqm of usable land, don't miss this opportunity! - 3 bedrooms featuring built in robes and ceiling fans- Open plan dining, living and kitchen zone- Central bathroom- Detached laundry plus second toilet- Fully fenced 1,334sqm yard