

**80 Ryrie Street, Braidwood, NSW 2622**

**belle** PROPERTY

**House For Sale**

Thursday, 29 February 2024

80 Ryrie Street, Braidwood, NSW 2622

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 689 m2**

**Type: House**



Kelly Allen

**\$625,000**

Step off the street past the hedge through the quaint picket gate into a private cottage garden and neatly tucked into the garden surroundings sits a cosy two-bedroom cottage complete with freestanding studio with 2nd bathroom. The cottage offers an open plan living room with fireplace, compact modern kitchen, modern bathroom/ laundry and two generous sized bedrooms. THE STUDIO has been used as a remedial massage room and teenagers retreat in the past and boasts a polished cement floor, cosy Nectre fireplace, toilet and shower and walk in robe. The studio can certainly be considered a 3rd bedroom or would also work well as an Air BNB, a guest room, teenage retreat or art studio. This property is currently tenanted on a month to month basis, with a secure tenant paying \$410pw who would love to stay on long term if possible.