

**88 Evans Lookout Road, Blackheath, NSW 2785**



**House For Sale**

Wednesday, 29 May 2024

**88 Evans Lookout Road, Blackheath, NSW 2785**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 836 m2**

**Type: House**



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**\$680,000 - \$720,000**

Sometimes a home comes along that has a charm and character that can only come from the passing of time and lives well lived. 'Elensholme' is such a home. Set back from the street behind an informal hedge 'Elensholme' is chock full of surprises. Let's start with the gardens - they are beautifully established and full of all the cool climate plants that we love including Rhododendrons, Azaleas and Cherry trees - all the usual suspects are there and many more will undoubtedly poke their pretty heads up in spring. Another terrific quality is there are different rooms and areas in the gardens, so even though the block is a handy not-too-large 836M2, it feels much bigger. The house itself is also a surprise - the original front cottage we would date at late forties, maybe early fifties as it took a while for architectural trends to make their way up the hill to Blackheath! In this original home are the two main bedrooms, the bathroom, as well as the kitchen. All the lovely details are there, the high ceilings, the ornate cornices, the wooden floorboards and the kitchen is a treasure trove, spacious with plenty of bench-space and a terrific immaculate wood burning range, but don't worry, there is a gas cooktop and oven as well so maybe keep the wood burner for those special occasions! Off the kitchen is a very large living space with an open fire which then continues through to a second space that could easily be an office or third bedroom. All sounds good doesn't it? There is more though, at the rear of the house, there is a long sunroom that faces north, with floorboards under the carpet and another living space drenched with delicious winter sun - doesn't get much better than that! There are also a lot of practical things too, a lock up garage, a rainwater tank, gas central heating and a very modern and very efficient heat-pump hot water system. So there is a lot to like here, loads of charm and character, comfy as it is or renovate and take it to another level. • 836M2 North Block • Gas Central Heating • Charm in Spades • Heat Pump Hot Water • Quiet Location