

# 92 Richmond Street, Binalong, NSW 2584



## House For Sale

Wednesday, 17 April 2024

92 Richmond Street, Binalong, NSW 2584

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1464 m2**

**Type: House**



Jeremy Maher

## **Auction, 12.00pm, 18 May 2024**

Price guide \$480,000-\$530,000 Don't miss this outstanding opportunity to immerse yourself not only in this beautiful town but also to live in a home just as beautiful. This quaint cottage has been painstakingly renovated by the current owners to create a country home that is full of charm, character and amazing features. This warm and inviting home offers several spaces for its new owners to relax, party, create or unwind. Outside is a lined single garage with remote as well as an 6m x 9m garage/mancave or workshop that offers endless opportunities. This brilliant space has a new colorbond roof to keep it water tight, lined walls and sealed concrete floor. The outdoor living area is truly something to behold and provides a full kitchen with hot and cold running water, commercial bar fridge, stainless steel and reclaimed timber benchtops, oven, gas 4 burner cooktop and a 6 burner hooded BBQ. All this is set under a sprawling Colourbond pergola that guarantees endless hours of comfortable living or entertaining. The secondary outdoor space offers a relaxing outlook from the warm and cozy spa. A brilliant space to relax and unwind as you sip champagne and peruse the night sky. Moving inside, the home has undergone renovation to every square centimetre. A practical and functional kitchen offers induction cooking, dishwasher and convection microwave ample storage and bench space as well as a servery window. The spacious living area is adorned in natural light and enjoys the warmth of the slow combustion fireplace. The two bedrooms are freshly painted with brand new flooring and built in floor to ceiling wardrobes and ceiling fans. The brand new combined bathroom/laundry is stunning in its modern design and textures and provides a separate toilet, spacious shower and above average storage. For even more living space, the enormous sunroom is your vista to the world and the perfect place to be on a winters day. This room offers several options for ease of living. The sprawling yard has been carefully planned to be very easily cared for and provides parking for almost any or all of your vehicles and toys!\*

Fully renovated country cottage\* Sprawling easy care block\* Ample parking and garaging\* Spectacular outdoor entertainment/living area\* Segregated spa area\* Two spacious bedrooms\* New kitchen\* Induction and gas cooking\* Dishwasher\* Hybrid flooring throughout\* Freshly painted inside and out\* Slow combustion fireplace\* Split system reverse cycle air conditioning\* Ceiling fans\* Brand new bathroom\* Separate toilet\* Enormous sunroom\* Fully fenced\* Agents Interest