

35 Aurville Road, Harden, NSW 2587



Duplex/Semi-detached For Sale

Wednesday, 10 July 2024

35 Aurville Road, Harden, NSW 2587

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 620 m2

Type:

Duplex/Semi-detached



Rosie FairfieldSmith

0412062643

\$295,000

Flemings Harden is pleased to present 35 Aurville Road, Harden to the market for sale. Set on 620sqm* of land this early 1900's* weatherboard cottage is a rare opportunity to purchase a piece of Hardens history. This semi-detached home has been beautifully renovated and restored keeping some of the charming original features intact. Features include:- Three bedrooms with high ceilings and original timber cladding- Modern kitchen with original wood burning stove- Updated bathroom - Lounge with high ceilings, original timber cladding, reverse-cycle air-conditioner and open fire- Ability to purchase property as a furnished property- Move in ready- Garden beds with a multitude of plant varieties ready to be re-established - Double lock up garage with rear lane access- Fully fenced 620sqm* block- Conveniently located only 1km* to Harden town centre- Potential rental return \$350 per week - 6.17% ROI on advertised price This property would be ideal for owner occupiers or investors who are looking for a quality home that is move in ready. For more information or to arrange an inspection, please contact Flemings Harden.*=approximate All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.