

# 14-16 Pioneer Street, Batlow, NSW 2730

## House For Sale

Saturday, 29 June 2024

14-16 Pioneer Street, Batlow, NSW 2730

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1050 m2

Type: House



Jed Masters  
0417274977

**\$495,000**

Positioned in the heart of the picturesque town of Batlow and within walking distance to all local services, you will love the size, character and versatility of this circa 1936 three-bedroom family home with additional retail space or further residential option. Boasting three great sized bedrooms, centrally located bathroom, open plan living and dining, additional family and lounge rooms, both serviced by wood box fires and split system air conditioning, all complimented by a fully covered outdoor entertaining area overlooking the large rear yard. 14-16 Pioneer Street is certainly an opportunity not to be missed, call today to book an inspection. This property is zoned MU1 - Mixed Use allowing a variety of residential and retail options. Premiere Features:- Three king and queen-sized bedrooms, boasting high ceilings, picture railings and sash windows- Centrally located bathroom with shower, toilet, single vanity and shaving cabinet- Large kitchen with gas cooktop, ample storage options including large walk-in pantry - Open plan dining positioned directly off the kitchen and offering additionally storage - Sun filtered formal family room with wood box fire and direct access to the outdoor entertaining area- Formal lounge room with wood box fire, reverse cycle air conditioning and ceiling fan- Large formal entry off Batlow Road - Additional linen storage in hall - Front fully covered and elevated timber deck overlooking Pioneer Street- Large outdoor entertaining area overlooking the rear yard with lighting and power options and fully covered- Large detached building includes studio area, laundry, garden shedding and single lock up garage (all secure)- Additional carport- Approximate 1,050m<sup>2</sup> allotment that is fully fenced- Large separate retail space (old bank) with private access from the street, or internal access from the residence if needed- Retail space includes large floor area, air conditioning, toilet and secure storage with wheel chair access available- MU1 Zoning - Mixed Use- The residence itself is currently tenanted at \$500 per week Do not miss your opportunity to secure such a centrally located premise with so much versatility and income opportunities, call today to book your inspection.