

**21 Pampoo Street, Mendooran, NSW 2842**



**House For Sale**

Tuesday, 25 June 2024

21 Pampoo Street, Mendooran, NSW 2842

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



Andrew Kierath

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**\$320,000**

Introducing Rose Cottage: Your quintessential Mendooran getaway, now available for your own slice of paradise or as a lucrative investment opportunity. Nestled in the heart of Mendooran, NSW, Rose Cottage is a charming retreat that beckons you with its warmth and character. Step into a world of timeless elegance within this cosy 4 bedroom cottage, boasting Federation features and modern comforts seamlessly intertwined. From the inviting main living area with its double doorways to the renovated bathroom and separate toilet, every corner of Rose Cottage exudes charm and functionality. Stay cozy year-round with a combustion woodheater, two reverse cycle air conditioners, and a ducted evaporative air conditioner, ensuring comfort no matter the season. Embrace sustainability with solar panels powering your home and rainwater tanks complementing town water. Outside, the enclosed backyard with majestic cottonwood trees offers shade and tranquility, while a 2 bay carport and lockup garage/workshop provide ample space for vehicles and hobbies. Rose Cottage isn't just a home; it's an opportunity. Currently advertised as an Airbnb, this property presents a lucrative investment opportunity for those looking to enter the hospitality market or expand their portfolio. With its prime location just moments from local attractions like the Mendooran Swimming Pool, Castlereagh River, and the iconic Mendooran Pub, Rose Cottage is poised to deliver unforgettable experiences to guests. Whether you're seeking your own rural retreat or a savvy investment opportunity, Rose Cottage invites you to make it your own. Enquire now and let this timeless treasure welcome you home, or start your journey as a host and unlock the potential of this charming abode. Features include:-

- Cosy 4 bedroom cottage (Circa 1930) in the heart of Mendooran.
- Federation features include high ceilings, polished cypress pine floorboards, fireplace with terracotta tiled hearth and brick chimney, cast iron wall vents, hallway, freshly painted white window frames and picture rails add loads of character to this home.
- Currently advertised as an Air BnB.
- The main living area has a double doorway into the kitchen and dining area.
- Renovated bathroom and separate toilet.
- Combustion woodheater has been installed into the original fireplace in the main living area, 2 reverse cycle air conditioners, hot water system, and ducted evaporative air conditioner.
- 6 solar panels on the roof.
- Beige poly rainwater tanks with a capacity of 10,000 litres complements the town water.
- Enclosed backyard with two large cottonwood trees providing excellent shade in summer.
- 2 bay carport and lockup garage/workshop.
- Town water and power connected.
- Located only 150 metres to the Mendooran Swimming Pool, 250 metres to the Castlereagh River, 330 metres to the tennis courts and 530 metres the Mendooran Pub