

**22 Russell Street, Branxton, NSW 2335**

STONE

**House For Sale**

Thursday, 4 July 2024

22 Russell Street, Branxton, NSW 2335

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1011 m2**

**Type: House**



Renee Bean- Wyper  
0240891122



Samantha Shone  
0240891122

**\$535,000 - \$570,000**

An incredible and unique opportunity to secure a quarter acre property and three-bedroom house with additional storage room/workshop in the heart of Branxton village and just minutes from wine country. Finding a parcel of land complete with the original cottage of this size in such a convenient location is a rarity. 22 Russell Street is within walking distance to schools, shopping, eateries and provides easy access to the Hunter Expressway. The existing house is extremely generous in size and while it's been preserved in its original period, the current layout is comfortable. Boasting three-bedrooms, additional storage room/workshop, a large kitchen and dining, expansive living area with split-system air conditioning, plus a bonus sunroom. This home delivers a lucrative platform to capitalise on with a renovation or for those with a more advantageous vision you have a wealth of space to build your dream home and join the likes of your new neighbours with the addition of a swimming pool (STCA). The potential of this property is immeasurable. Sitting on 1,012sqms of land nestled in central Branxton where life delivers a thriving high street, with a boutique butcher, bakery, cafes, florist, workspaces, retail and more. You're within walking distance to schools, surrounded by wineries and fresh country air, all while just moments from the Hunter Expressway, a forty-minute drive to Newcastle and the Newcastle Airport or a two-hour drive to Sydney. Three-bedroom original home with multiple living spaces and additional storage room/workshop. Quarter acre level block nestled in the heart of Branxton. Split-system air conditioning in living room and ceiling fan in master. Tandem two vehicle carport. Storage unit and large shed. Walking distance to the main street and eateries. Branxton Public School 0.45kms, Rosary Park Catholic School 0.87kms, Branxton Preschool 0.57kms