

**24A Burnes Street, Mathoura, NSW, 2710**

**BORDER** REAL ESTATE

## House For Sale

Saturday, 31 August 2024

24A Burnes Street, Mathoura, NSW, 2710

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kathy Walker

## Cottage Charmer

This meticulously renovated cottage situated on a 1897m<sup>2</sup> allotment would be an ideal first home, retirement or holiday home. With the added benefit of both front and rear lane access plus plenty of room to build a large shed if required. The house has been freshly painted, new carpet laid and updates throughout. The two front rooms serve well as large bedrooms both with painted dado and ceiling fans plus a built in wood heater to one. There is also a sleepout with a separate entry door which could also be utilised for a home based business. The front entry hall has painted dado and polished timber floors which continue through to the rear kitchen and living area. The kitchen is well set up including an electric upright stove, good storage and a free standing wood heater with mantle and decorative tiling to create a homely area. The adjoining meals and family living area comes with a reverse cycle split system unit. At the rear is the laundry and on the opposite side the bathroom. From there step outdoors to a paved undercover area and enjoy the outside space this property offers. The house has been restumped, rewired and replumbed. Next to the house is a large carport and easy drive through access to the rear. This home is conveniently located opposite the public sporting facilities and a short walk to the main street shops. Take a drive out to the Redgum forest area, Murray River, Picnic Point and The Timbercutters Restaurant. The relaxed lifestyle awaits for fishing and boating enthusiasts or those looking for the tree change.