

**25 Howe Street, Broke, NSW, 2330**

**next|move**  
PROPERTY

**House For Sale**

Tuesday, 17 September 2024

25 Howe Street, Broke, NSW, 2330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Sweet Cottage with Huge Potential

This is a rare find in the heart of wine country: an established cottage, on a huge (1532 sqm) block of land, in need of a makeover. This home has great bones and with some hard work, this property would make an excellent family home.

Situated in a peaceful street in the village of Broke, the east-facing cottage sits on more than one-third of an acre. A wide verandah runs along the front of the house and there is another verandah at the rear. Inside, a tiled entryway leads into a spacious living room with a slow combustion fireplace. A glass sliding door opens directly onto the back deck. An open plan kitchen and meals area with a walk-in pantry overlooks the back yard. Next to the kitchen is a formal dining room this would also work well as children's playroom or a study.

There are four queen-sized bedrooms and a family bathroom. Featuring huge wardrobes, a split-system air-conditioner and ceiling fan, the main bedroom has its own ensuite and an adjacent dressing room or nursery.

The fully fenced yard has a concrete driveway and good side access, and it boasts an enormous, double depth shed and a carport/patio area. Given the property's access to town and well water, there is an excellent opportunity to add value with some landscaping and plantings.

If you have some vision, and you're not afraid of hard work, this home could be the perfect project for you.

☑ 4 Bedroom cottage on large 1532 sqm block

☑ 2 WC

☑ Great opportunity to add value

☑ Large living room with slow combustion fire

☑ Open plan kitchen with walk-in pantry

☑ Split system A/C

☑ Ceiling fans

☑ Fully fenced yard

☑ Huge shed

☑ Town + well water