

**30 Stevenson Street, Guyra, NSW 2365**

**House For Sale**

Sunday, 23 June 2024



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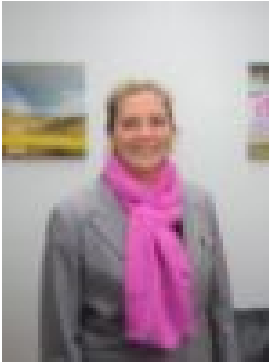
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

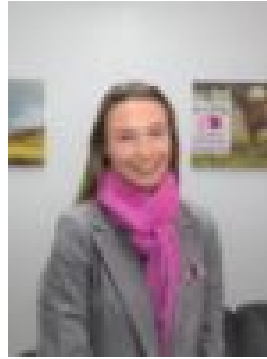
**Area: 6413 m2**

**Type: House**



Sue Ross

0267791276



Alice Stanley

0498606104

**\$425,000**

Settled on the easterly side of Guyra, this charming 1930-built, weatherboard cottage offers a unique blend of historic charm and modern convenience. Set on a generous 6,344 m<sup>2</sup> of land, this property is perfect for a weekender, or a convenient lifestyle block. Upon stepping inside this beautiful country cottage, you are pleasantly greeted with a cosy sunroom come mudroom that interconnects with a laundry and an older style bathroom, complete with a toilet and shower. This space provides a convenient transition space, ideal for storing outdoor gear or basking in the sun. The sunroom, features two large north-facing windows, flooding the space with natural light throughout the day, making it a perfect spot to relax and enjoy the views of the property. A small set of stairs leads you up to the heart of the cottage, where you'll find a spacious, long kitchen, perfect for cooking enthusiasts. The kitchen offers plenty of space and storage, with a large laminate benchtop, that is both practical and easy to maintain. A large glass window in the kitchen looks out to the west of the block, ensuring ample natural light and a pleasant view throughout the year. Naturally following through from the kitchen, you be pleasantly greeted with an open plan dining and lounge room creating a welcoming atmosphere, enhanced by the warmth of a wood heater for comfort during colder months. This charming space, is lined with original tongue and groove walls, adding to the cottage's charm and character. This original feature blends seamlessly with modern amenities, offering a comfortable and inviting space for daily meals and entertaining guests. The cottage boasts two sizeable bedrooms, each offering ample space for personal comfort and privacy. Additionally, the cottage offers a small study or storage area connected to the main bedroom, offering flexibility that could easily be converted into a wardrobe or used as an additional storage space. While, the main bathroom of the cottage is well-appointed with a shower, vanity, and toilet, providing convenience for the household. The cottage exudes a neat and tidy older style charm, appealing to those seeking a relaxed, country lifestyle with all the comforts of home. Conveniently, there is easy access to a garage connected externally or via a door to the sunroom/mudroom area, ensuring practicality for everyday living. Outside, the property boasts humble gardens and beautiful trees at the back of the block, providing privacy and a serene backdrop for outdoor enjoyment. The block is fully fenced, with a house yard and separately fenced paddock allotments, perfect for pets or for pursuing hobbies such as gardening or keeping livestock. A garden shed is included for additional storage. Situated in a great location near schools, sporting fields, shops, and medical facilities, this property offers both convenience and peacefulness. The cottage is positioned away from the road, with trees in the front enhancing the sense of space and privacy. A truly charming home for those looking to enjoy the peacefulness of country living. Don't miss out on this unique piece of real estate. Arrange your inspection today!