

**30 Sylvania St, Mount Victoria, NSW, 2786**



**House For Sale**

Thursday, 29 August 2024

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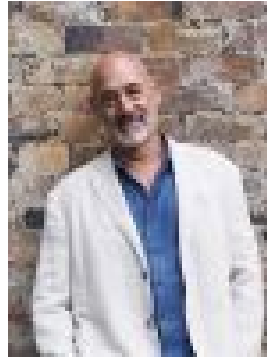
**Bedrooms: 1**

**Bathrooms: 1**

**Type: House**



Adele Colman  
0414876211



Lewis Thyer  
0430043806

## Small but perfectly formed!

Bower Hill is about as perfect as can be - the location is one of the best in Mount Victoria and the house is just lovely. Yes, it is small, but the use of space is very clever and the whole property is turn key ready.

There is nothing to do here but to move in and enjoy this sun drenched home.

Entering from the street the first impression is of a secret, tucked away home, the gardens are established and with a cute covered front porch.

The ground floor has a lounge, dining and kitchen with the master bed and bathroom off to the side so for a single or a couple all the living is on this level.

There's even a mezzanine tucked above the bedroom and bathroom as well!

As the house faces north the sun pours into the main living areas all day long in winter making the whole house cosy and warm.

Once the sun dips below the horizon its time to fire up the Nectre slow combustion heater - what a terrific place to be on a cold winters night.

Running along the front face of the house is a generous deck which overlooks the rear gardens and what great gardens they are with a good selection of all the expected cool climate plants.

This rear deck also has terrific views over the valleys to the north with no man made structures to spoil the outlook at all.

So come have a look, the scope here is broad, the owner has plans for an extension if desired, or it could be a perfect retreat in the mountains.

Sometimes small is just perfect!

- 1249M2 Block
- 2KW Grid Connect Solar
- Great Location
- A Perfect Mountains Escape