

**58 Nerrim Street, Bundanoon, NSW, 2578**

**House For Sale**

Wednesday, 16 October 2024



**58 Nerrim Street, Bundanoon, NSW, 2578**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Character cottage, ultimate weekend escape

A quirky A-frame cottage set amongst gorgeous gardens offering a green outlook from every room. Endless opportunities await for this charming cottage making a perfect weekender, Airbnb option or first home with scope to extend if needed. A fabulous quiet location with an elevated outlook and distant local views from the living and rear entertaining deck.

### High points

The cottage currently offers 2 very generous bedrooms upstairs and a thoughtfully designed and configured bathroom/laundry space with separate toilet.

Main living / dining flows directly off the well-appointed kitchen with excellent storage options, stone benches, generous breakfast bar, pantry + space for dishwasher and bathed in northern sunshine.

Directly off the lounge is a lovely rear deck offering an elevated outlook over the back garden.

The home also has a double garage + workshop space with loads of storage, s/c fireplace and overlooks the gorgeous native gardens. Currently being used as a second living space / studio but easily converted back to a double garage if needed. A very versatile space.

Extra storage via the roof attic with stairs and lighting and under house storage if needed.

There are also two carports for parking and plenty of off street parking via the two gravel driveways.

The front and rear gardens offer various garden rooms perfect for entertaining and taking in the surrounds, sunshine and bird life. There are a series of native garden beds, Japanese maples and lovely sweeping lawn areas. A private oasis awaits, towards the end of a quiet cul-de-sac.

### Extras

R2 Low Density Residential, minimum land size 700m<sup>2</sup> – subdivision potential

All town services, gas in street, electric storage HWS, north to the front

Split system a/c in living space + s/c fireplace in garage/studio conversion

Electric cooking in kitchen

Timber floors throughout

Cedar clad + colourbond construction