

41 Kywong-Howlong Rd, Brocklesby, NSW 2642

Guide: \$295,000 - \$315,000

House 2 1 1



Affordable Country Living - Renovated Cottage on 1,013sqm Co

If you're searching for an affordable entry-level property that offers genuine country charm plus serious practicality, this beautifully renovated cottage delivers far more than first meets the eye.

Set on a generous 1,013sqm corner allotment, the property enjoys valuable front, side and rear lane access - now enhanced by newly built, fully steel-fenced and lockable yards, accessible from both ends. The yard has been thoughtfully divided into two separate yet connected sections, ideal for pets, children, tradies, storage or home business flexibility (STCA).

Renovated, Comfortable & Move-In Ready

Freshly repainted inside and out - including the roof and sheds - the home presents immaculately and is ready for immediate enjoyment.

Inside you'll find:

- * Two comfortable bedrooms
- * Rear sunroom ideal as a study, second living area or potential third bedroom
- * Air conditioning for summer comfort
- * **New, efficient ceiling insulation** to enhance year-round energy performance

The stylish renovated kitchen includes electric appliances, dishwasher and a charming Nectre combustion wood stove, which doubles as an economical winter heating source. An electric hot water system services the home, with bottled gas heating available on standby for added peace of mind.

The formal lounge features a wood fire and flows seamlessly onto the rebuilt front timber decking, creating the perfect spot to relax and enjoy the peaceful rural outlook.

The main bathroom has been tastefully renovated, and there is a separate laundry positioned at the rear.

Studio, Storage & Outdoor Appeal

Listed By

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Open for Inspection

By Appointment.

