

2 Nicholas Ave, Bundanoon, NSW 2578

Sold - \$1,050,000

House 4  2 



## She will pull at your heart strings

This gorgeous character double brick residence set amongst a stunning old established cottage garden will win over even the most discerning of buyers. Showcasing all the traditional features one would expect in a home of this vintage from the tiled entry porch to the back door and gardens beyond.

**Open for Inspection**

By Appointment.

10ft ceilings, timber floor boards, large skirtings, fret work, picture rails, highlight shelving, stained glass windows, stained glass cabinetry throughout and window seats in the two main bedrooms plus open fire place to one

Freshly painted and lacquered floorboards throughout most of the home

Master bedroom has extensive built in robes and modern ensuite with underfloor heating and highlight windows

Two bedrooms can be configured many ways with one having a utilities room perfect as a home office, sitting room or child's play room whilst the 4th bedroom accesses the rear deck and would make an excellent work from home space

Main bathroom is both quirky and charming with timer panelling, stained glass features and sky light

Generous dining room (or second lounge) with open fire place and servery to the centrally located kitchen

Country kitchen offers space for a small table or island bench and offers a 900ml ilve stainless stove and oven built into the chimney space plus a walk in pantry and skylight

Casual living space warmed by a s/c wood fire at the rear of the home is bathed in northern sunshine and accesses the timber entertaining deck and magnificent garden beyond

Excellent thermal qualities due to double brick construction plus gas ducted heating, multiple fire places and gas points throughout

Ample storage given the age of the home with a double linen cupboard, built in cabinetry throughout and huge laundry / mud room with 3rd wc

### Listed By

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