

36 Nerrim St, Bundanoon, NSW 2578

Sold - \$1,020,000

House 4 2 2



A home with history and charm

This old gem was the original homestead in Nerrim Street with construction started in 1953 and sympathetically restored in the last 12 months. The current owners have retained much of the charm and character of this cottage whilst ensuring modern convenience for an ease of living.

All the external fibro has been removed, walls fully insulated and fibro replaced with Heritage profile timber weatherboards. The iron roof has been fully restored and new downpipes and guttering added;

Old world charm throughout with high ceilings, timber floor boards, French doors, stained glass, claw foot bath, high skirtings and so much more;

Cosy country kitchen with quality appliances offers views over the sun drenched north facing garden and flows to the intimate breakfast room or possible home office with its own entry off the front deck, both a lovely place for your morning coffee or work from home space;

Main living area is grand in scale with a gas fireplace the focal point of this generous space which offers formal dining and lounge and accesses the rear deck via French doors;

Master suite is also sizeable with excellent double robes and fully renovated period bathroom with claw foot bath;

Guest/family wing offers another 3 double light filled rooms with views over the cottage gardens all serviced via the main bathroom which is also fully renovated;

Laundry has excellent storage options and accesses the rear yard;

Main heating is via a gas fireplace together with reverse cycle split a/c; and Nobo room heaters in all bedrooms and hallway. The house is fully insulated, with insulation under floor in certain rooms as well. Electricity charges are off-set via the 6Kw solar system with 5Kw inverter;

Positioned to maximise the northern sunshine, the home offers a bright and airy feel throughout, further enhanced by the 9ft ceilings and large timber windows;

Outdoor entertaining is via a long east facing deck overlooking the rear established garden and pond with large open lawn areas for the family to enjoy or the front terrace bathed in northern sunshine under the vine draped pergola.

Listed By

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Open for Inspection

By Appointment.

