

25 Boland Ave, Springwood, NSW 2777

Sold - \$655,000

House 2 1/2 1



First Time to Market in 50 years!

This Blue Mountains circa 1915 weatherboard cottage offers a convenient Springwood lifestyle location within a short walk to the train station, local coffee shops, shopping precinct and within easy access to quality community facilities.

Comfortably live in this much-loved home and discover an opportunity seldom offered in the lower mountains to lovingly restore and further renovate this circa 1915 cottage to its future potential.

The home itself presents an abundance of character and charm throughout featuring high ceilings and original pine floors in the original part of the cottage including the kitchen and family dining area. The home has had a few updates throughout its 50 years with the one family and offers a relaxing aspect from the front verandah and lounge room.

The cottage was renovated and had an extension at the rear of the home in the 1990s with a kitchen and a huge 2nd bedroom. There is a generous open plan dining family room off the kitchen that opens through French doors to a spacious paved and covered patio.

At the rear of the cottage is a large separate studio/workshop with s/s air-conditioning, making the perfect teen, guest retreat or work from home studio and office. You may like to investigate a possible conversion from a studio to a potential Granny flat.

The character of the potting shed in the back garden, once the original greenhouse is a unique addition of history to the back garden.

We are informed the cottage was built as part of a railways precinct of homes in 1915, the home has now been owned by the same family for 50 years. Ready to retire and move closer to the family, this is an ideal opportunity for those who appreciate the charm of yesteryear to live and relax or renovate for your lifestyle needs. Location is convenient to public transport, shopping precinct, schools, parks, bushwalks, Springwood aquatic centre and sporting activities. Convenient access to the Highway, M4 and train station for the commuter.

A pre-purchase pest and building report is available

Property Features:

- * Single level home Circa 1915
- * A pest and building report is available to view
- * Set on 550.1sqm block on the high side of the street
- * Front verandah entry through
- * High ceilings approximately
- * Original timber clad cottage
- * Extension and studio Weathertex style cladding
- * Original pine floors through the original part of the home and kitchen dining
- * Stain Glass original features around the door

Listed By

Gary Bardwell

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Open for Inspection

By Appointment.

