

198 Erith St, Bundanoon, NSW 2578

Sold - \$1,850,000

House 3  2  7 



## A home for all seasons...

Set amongst a most stunning garden is this rambling cottage offering charm and character plus a very versatile floor plan suited to family living, Highlands holiday living or a thriving Airbnb potential. The cottage offers 2-3 bedrooms, 2 bathrooms, multiple living areas taking in the gardens and various work from home spaces a necessity in today's market. The centre piece of this established garden is the 100 year old Oak around which many glorious garden rooms are set.

### Open for Inspection

By Appointment.

Weatherboard home with iron roof, high ceilings, French doors, timber verandah and stained glass windows showcasing all the charm of its original era;

Cosy formal lounge/dining is painted in a bold blue which makes a great evening room providing a warm ambience both from the colour and the centrally located fire place plus main grand living/dining space that opens on to the garden and terrace, bathed in northern sunshine, a perfect day room.

Glamorous centrally located kitchen offers high quality finishes with excellent storage, Butlers sink, Caesar stone bench tops and 900 ml freestanding stainless oven and cook top...the perfect meeting point for the family to come together;

The main bedroom has extensive storage and ante room perfect as a dressing room, office or reading room. The guest bedroom is also huge with built-ins and French doors to the sun drenched deck. 3rd bedroom or home office is accessed via stunning stained glass doors off the formal lounge space;

Well heated and cooled home with 2 fireplaces, split a/c in the main living room plus ducted a/c and various gas points throughout;

Fully fenced sun filled level parcel of land with two separate entries and sub division potential a real possibility one day.

Hidden within the gorgeous grounds is a freestanding studio, perfect for guests and parking for up to 7 cars. There is a double carport near the front entry for guest parking, double, newly constructed garage, single original garage with workshop at the rear and the double tandem carport on the western boundary hidden behind a hedge and next to the studio. There is additional storage in the original garden shed at the rear of the garage. A stunning property that will evoke emotion in all potential buyers.

PLEASE NOTE - Extended settlement or rent back option required by vendor.

### Listed By

Megan Williams

Mobile: 0422 068 799

