



**SOLD**

## THE COTTAGE

The heading says it all, as this charming cottage, in a great location at the end of a quiet no through road.

A short walk to parks and restaurants, making this character home the perfect bed and breakfast. Maybe a home for the retiree with the love of gardening or the younger buyer looking for their first home.

The home consists of a galley kitchen with plenty of cupboards, lounge room and meals area with the charm of slow combustion heating plus split system air-conditioning. Main bedroom at the front of the home with wall to wall built in robes. A huge 2nd bedroom which could certainly be designed to add a 3rd bedroom, or this area could be used as a large family area and has its own split system air-conditioning.

The home oozes character inside and out, with established gardens and fruit trees adding to the charm.

Bathroom and kitchen have had upgrades over the years.

Covered patio area looks over the established gardens, garden shed, fruit trees and raised garden beds.

Carport under the main roof with easy inside access.

Fully fenced rear yard, plus rainwater to the house.

Access on each side of the home creates many opportunities with more shedding for caravans and boats, or maybe an addition making this cottage into a family home.

Rental income appraised at \$350.00 per week

RLA 269823

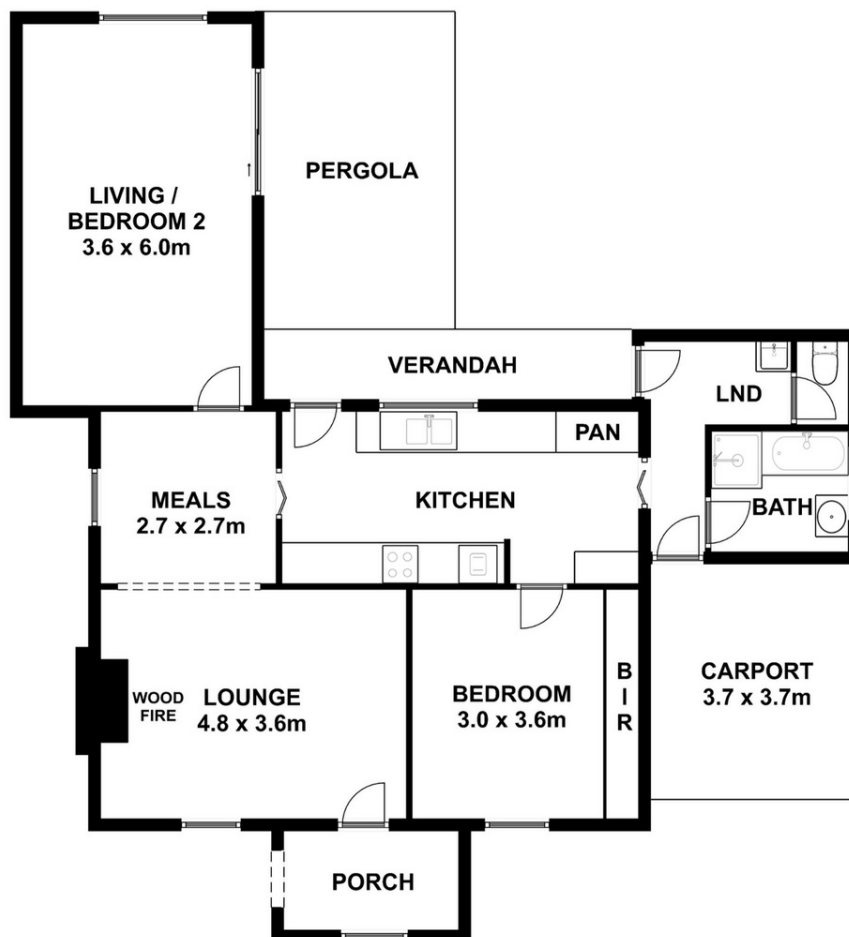
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$330,000

**OPEN FOR INSPECTION:**  
N/A



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This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.