



# FOR SALE

## “THE COTTAGE” | CHARMING CHARACTER HOME + PRIVATE STUDIO RETREAT!

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2 Bed | 1 Bath | + Private Studio | Solar | Landscaped Gardens | 506m<sup>2</sup>

Tucked quietly behind established greenery and flourishing gardens, “The Cottage” is a home that immediately feels personal, peaceful, and full of heart. Beautifully refreshed throughout, the property blends timeless character with thoughtful modern improvements to create a warm and inviting sanctuary in the heart of Walkervale.

Inside, polished timber floors, fresh paintwork, and a spacious open-plan layout combine beautifully with the newly renovated kitchen featuring striking splashbacks, quality finishes, electric stovetop appliances, and excellent storage. The large air-conditioned living area is designed for relaxed everyday living, while both bedrooms are well-sized with updated fixtures and the master enjoying its own air-conditioning.

At the front of the home, a quaint elevated balcony sits privately behind lush greenery, the perfect setting for quiet morning coffees or relaxing afternoons surrounded by gardens.

Outside, the property continues to impress with immaculate presentation and extensive upgrades already completed, including power cleaned guttering, a new 5.5kW solar system, external pressure cleaning, and beautifully landscaped gardens supported by a rainwater tank and pump system. The established gardens further enhance the peaceful atmosphere and privacy of the home, showcasing a beautiful selection of edible plants and fruit trees including avocado, dragon fruit, bananas, guava, lemon, lime, lychee, mulberry, and black pudding fruit + more.

A true standout feature is the incredible detached private studio space. Originally a double-bay shed, the area has been thoughtfully transformed into a versatile retreat ideal for creative pursuits, entertaining, hobbies, guest overflow, or additional lifestyle space. Rarely do properties in this price bracket offer such a versatile and beautifully presented bonus area.

### Property Highlights

- 2 Bedroom | 1 Bathroom | Renovated Studio Retreat
- Beautifully loved & renovated character home

2 BED | 1 BATH | 0 CAR

PRICE:  
O/A \$559,000

OPEN FOR INSPECTION:  
N/A



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