

Sold



41 Sydney Street, New Berrima



### ORIGINAL CHARM (circa 1927)

THIS CHARACTER WEATHERBOARD COTTAGE WAS BUILT BY ALF STEPHENS WHO IS WELL KNOWN IN THE SOUTHERN HIGHLANDS AS A BUILDER OF QUALITY HOMES

THE COTTAGE IS COMFORTABLE AND WELL PRESENTED AS IS - WITH THE SCOPE TO VALUE ADD SHOULD YOU CHOOSE

- \* Entrance from front verandah
- \* 2 bedrooms - both with ceiling fans
- \* Built-in robes (fitted-out)
- \* Bathroom with shower, vanity, tasteful lights, w.c & skylight
- \* Tassie oak kitchen with 'Belling' cooker, exhaust fan, pantry and storage
- \* Dining and sunroom (tiled) with ceiling fan and sliding doors to covered pergola
- \* Lounge with flued gas heater in brick fireplace, ceiling fan and split-system air conditioning
- \* Decorative 9ft ceilings
- \* Timber windows throughout
- \* Half timber wall panelling with Dado rail
- \* Internal laundry with w.c. and storage cupboard
- \* Detached workshop with adjacent storeroom & w.c.
- \* Single garage and single carport
- \* Two rainwater tanks for garden
- \* Two garden sheds

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**Price** SOLD  
**Property Type** Residential  
**Property ID** 146

**Agent Details**  
Susie Embleton - 0488 568 688

**Office Details**  
Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



\* External canvas window blinds

\* Landsize: 696m<sup>2</sup>

SET ON A LEVEL, FULLY FENCED BLOCK WITH ESTABLISHED GARDENS

THE LOCATION IS QUIET AND IS ONLY 5 KLMS TO MOSS VALE AND 3 KLMS  
TO BERRIMA

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