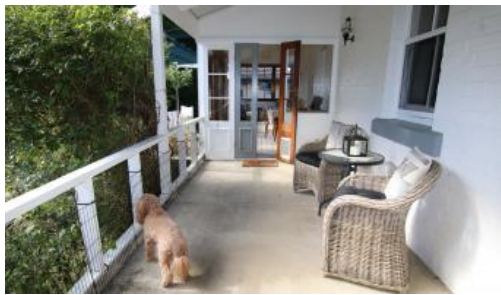




9 Edward St, Mittagong



## HOUSE AND COTTAGE

### 'NEW SHEFFIELD' (circa 1890's) AND 'SHEFFIELD COTTAGE' (circa 2013)

**AN OPPORTUNITY TO SECURE A PIECE OF LOCAL HISTORY WITH 'NEW SHEFFIELD' ALONG WITH A MASTER BUILT, ARCHITECT DESIGNED COTTAGE PROVIDING DIRECT ACCESS TO THE BEAUTIFUL LAKE ALEXANDRA.**

**THE ORIGINAL HOME IS OF DOUBLE BRICK CONSTRUCTION AND IS IN NEED OF UPDATING, WHICH WILL ONLY IMPROVE ITS CAPITAL VALUE AND AESTHETIC APPEAL.**

**THE ARCHITECT DESIGNED COTTAGE IS SITUATED AT THE REAR OF THE PROPERTY AND OFFERS A RELAXING RETREAT.....JUST GORGEOUS!**

#### MAIN HOUSE

- \* Double brick construction
- \* Generous entrance foyer
- \* 3 bedrooms
- \* 2 bathrooms (1 upstairs and 1 downstairs)
- \* Lounge and dining with open fire and French doors to front verandah
- \* Ducted gas central heating
- \* High ceilings

🛏 4 🌳 3 🚗 2 📏 1,095 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	241
<b>Land Area</b>	1,095 m2

#### Agent Details

Susie Embleton - 0488 568 688

#### Office Details

Mittagong  
 7 station street Mittagong NSW  
 2575 Australia  
 02 4872 1162



- \* Timber kitchen with 'Emelia' gas cooker
- \* French doors to sunroom and verandah
- \* Upstairs sunroom with views & split-system air conditioner
- \* Garage with workshop space
- \* Update and reap the rewards

### **COTTAGE**

- \* Weatherboard and iron construction
- \* Open plan living
- \* Double bedroom with built-in robes
- \* Bathroom and laundry
- \* Study area
- \* Roof storage
- \* Timber floors
- \* Wood fire and air conditioning
- \* North facing timber deck with access to Lake Alexandra
- \* Landsize: 1095m<sup>2</sup>

**THIS SOUGHT-AFTER LOCATION IS A SHORT WALK TO CAFÉS,  
RESTAURANTS AND ALL THE DELIGHTS OF POPULAR MITTAGONG**

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.