

Sold



36 Victoria St, Bowral



'SHERWOOD COTTAGE' (circa 1910)

**'SHERWOOD COTTAGE' (circa 1910) .....OFFERS HUGE POTENTIAL IN A PRIME LOCATON**

**THIS DELIGHTFUL WEATHERBOARD COTTAGE EVOKES ALL THE CHARM OF EARLY BOWRAL WITH ENDLESS SCOPE TO EXTEND IF DESIRED – PLUS ROOM TO BUILD A TENNIS COURT (S.T.C.A)**

**SITUATED VERY NEAR TO TOWNS CENTRE WITH ONLY A FIVE-MINUTE WALK TO ALL THE DELIGHTS AND ATTRACTIONS OF BOWRAL**

**CLOSE TO THE RENOWNED 'CHERRY TREE WALK' & CYCLE PATH AND AN EASY WALK TO THE BOWRAL SWIMMING POOL AND TRAIN STATION**

- \* Entrance from the front verandah (tiled)
- \* Timber floors throughout
- \* 10ft ceilings
- \* 2 bedrooms – timber lined walls
- \* Built-in robes (fitted-out)
- \* Fully tiled bathroom with bath, shower & vanity
- \* Separate w.c.
- \* Laundry with storage and door to outside
- \* Kitchen with electric cooker, storage and access to outside covered

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|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 245         |
| <b>Land Area</b>     | 1,373 m2    |

#### Agent Details

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#### Office Details

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entertaining area

\* Sitting room/3rd bedroom

\* Dining adjacent to kitchen

\* Landsize: 1373m<sup>2</sup> (1/3 acre)

**SET ON A LARGE, ESTABLISHED BLOCK (1/3 ACRE) WITH THE REAR OF THE COTTAGE ENJOYING A NORTH FACING ASPECT AND A PRETTY OUTLOOK**

**THE COTTAGE HAS FOR MANY YEARS BEEN ENJOYED AS A WEEKENDER/SHORT TERM HOLIDAY ACCOMMODATION – WITH MANY REPEAT BOOKINGS .....THE GUESTS LOVE IT!**

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