

**186 Erith Street, Bundanoon, NSW, 2578**

highland

**House For Sale**

Thursday, 21 November 2024

**186 Erith Street, Bundanoon, NSW, 2578**

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## Dual Oasis

Occupying a lush and perfectly picturesque nearly four-acre land parcel, you can expect the delightfully unexpected here in this tranquil oasis right in the heart of Bundanoon. Embraced in wonderfully established grounds and promising the calm and restful sanctuary you've been longing for, it's the uniqueness in what this property offers makes it a rare and exciting opportunity. Set well back from the road, and separated by a large dam, you'll find two residences here – one a brick home, and the other a timber and brick cottage, each with their own distinctive style. Lending itself to a variety of possibilities, it is certainly ideal for multi-generational living, yet also holds great value in utilising the cottage as a holiday or AirBnB rental. In addition, the size of the land parcel also lends itself to the prospect of future subdivision (STCA). Whatever your plans, there's no denying the appeal here, particularly given the property's walking proximity to the many delights awaiting in Bundanoon Village.

### High Points

#### House 1:

- Beautiful brick home providing a well-designed floor plan with three separate living zones
- Parquetry floors adorn the main light-filled living area, with a slow combustion fireplace and ceiling fans
- An abundance of windows take advantage of the outlook across the dam in front of the home
- Kitchen includes electric cooking and a dishwasher, and provides access the covered entertaining area
- Three bedrooms are fitted built-in robes, with the tiled bathroom and separate w/c easily catering to all
- Added features include a carport, lock-up workshop, enclosed vegetable gardens and laundry

#### House 2 (Denham Cottage):

- Grand and soaring conical ceiling in main living room, where bay windows invite a picturesque outlook
- Slow combustion fireplace adds a cosy ambience to the second living room, reverse cycle a/c and a ceiling fan also provided
- Large, tiled sunroom is a lovely space that extends through sliding doors to a fenced courtyard
- Quaint yet practical kitchen includes a gas cooktop, electric oven, pantry, and washing machine
- Two good-sized bedrooms with built in robes and ceiling fans, are serviced by a neatly presented bathroom
- Extra features include a four-car carport, 4kw solar panels, and a chicken coop

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