

**3 Nimbin Street, Russell Vale, NSW, 2517**

molenaar + mcneice

**Sold House**

Tuesday, 12 November 2024

3 Nimbin Street, Russell Vale, NSW, 2517

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Heartstrings

entertaining | peaceful | sun-drenched

Private and peaceful, this two bedroom cottage offers a stunning blend of classic elegance with modern style. Sitting on the high side of a whisper quiet street, you will love your days spent enjoying the sunny back yard whilst entertaining family and friends. With plenty of potential to extend or add a second storey down the track, there is plenty to love about this Russell Vale gem.

what you will love

- > spacious living with original fireplace, timber floorboards and ornate ceilings
- > modern kitchen with gas stovetop, dishwasher and ample storage
- > two generous sized bedrooms, both with built in wardrobes & ceiling fans
- > light filled modern bathroom with floor to ceiling tiles
- > covered entertainment area overlooks north facing sunny back yard
- > fantastic outdoor entertaining with secure gate & fencing for kids/pets
- > reverse cycle air conditioning, gas connections for heating
- > internal laundry and additional toilet
- > secure single lock up garage + car port
- > family-friendly locale close to great schools, cafes, park and golf course
- > 15m frontage with potential to extend, add 2nd storey or redevelop (STCA)
- > five minutes to beaches and only 15 minutes to Wollongong CBD
- > council = \$2,572 pa, water = \$688 pa, land = 556 sqm

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