

33 Moss Vale Rd, Kangaroo Valley, NSW, 2577

Raine&Horne.

House For Sale

Thursday, 28 November 2024

33 Moss Vale Rd, Kangaroo Valley, NSW, 2577

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Type: House



Frank Barker
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Village Charm and Character

Nestled on a generous quarter-acre parcel, stands this charming weatherboard cottage from the 1920's, brimming with character & potential.

This delightful home, which embraces an abundance of light and space, still boasts it's original character while offering a seamless flow between its living areas.

This versatile & charming home is the ideal property for a first home buyer, downsizer or the savvy investor!

Property Features:

- Positioned on just over 1/4 acre (1100m² approx.)
- Charming circa 1920s weatherboard cottage
- Original wide hardwood floorboards & 3 metre ceilings with ornate cornices
- Two large bedrooms with potential for a third single room
- Modern kitchen with solid timber cabinetry and granite benchtops
- ILVE 900mm gas cooktop and electric oven
- Original bathroom servicing the bedrooms
- Large internal laundry with toilet, potential for second full bathroom
- Custom woodfire stove made from vintage Tasmanian keg on hand-cut stone hearth
- Full of charm and character with plenty of space and light
- Hardwood structure with near new Colorbond roof
- Fully insulated ceilings and walls
- Instant gas hot water, town water and town sewer
- Private, sunny north-facing backyard with views of established native trees
- Double lock-up shed and 3rd carport with potential for separate granny flat (STCA)
- Currently tenanted until August 30th 2025 @ \$550 p/w
- Zoned RU5 Village - Minimum Lot Size 500m²
- The beautiful Kangaroo River just steps away
- Handy access to everything including a mini market / grocery store opposite
- Close to village shops, schools, and cafes via community concrete footpath
- Easy driving distance to Bowral (40 mins), Moss Vale (35 Mins), Berry (20 Mins), and Nowra (25 Mins) and Beaches (35 Mins)
- Around 2 hours to Sydney or Canberra

To acquire this enchanting story book cottage as your next exciting chapter or ideal investment, please contact Frank Barker on 0456 555 422 or frank.barker@sh.rh.com.au, for more information or a private inspection