

**34 Balfour St, Culcairn, NSW, 2660**



**House For Sale**

Wednesday, 13 November 2024

34 Balfour St, Culcairn, NSW, 2660

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Endless Character, Space & Potential in the Heart of Culcairn

Discover a piece of history at 34 Balfour Street, a classic 1920s red brick home nestled in the heart of Culcairn. This timeless, well-loved property captures the essence of family living with a blend of original charm and thoughtful updates. Offering four spacious bedrooms and two bathrooms, this home is crafted for comfort with high ceilings, cozy gas-heated dining, and a wood-fired lounge that exudes warmth on winter evenings.

A stand out feature of this residence is its dual purpose front room , opening onto the Main Street . Featuring a sunlit bay window , this versatile space could offer the potential for many and varied retail possibilities. Or simply could be reimaged as a formal sitting room , adding a unique touch to this already distinct property.

The kitchen, equipped with electric cooking and a dishwasher, forms the heart of the home, seamlessly flowing into the dining and lounge areas, making daily family life a pleasure. Outdoors, an inviting entertainment area awaits, complete with a fire pit to enjoy throughout the seasons. The private backyard, shaded and secure, is ideal for children, while the established vegetable gardens and chicken pens provide the perfect setup for sustainable living. With rear access, there's room to expand with a second dwelling or shed (STCA), offering future potential for multi-generational living or extra storage. Located on Culcairn's main street, you're just steps away from schools, local shops, and a quick 30-minute drive to Albury/Wodonga, making this an ideal home for those seeking both lifestyle and convenience.

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.