

40 Coronation Avenue, Braidwood, NSW, 2622



House For Sale

Friday, 6 December 2024

40 Coronation Avenue, Braidwood, NSW, 2622

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

Delightful First Home, Investment or Project

Whether you are purchasing a first home, downsizing, seeking an investment property with little hassle or looking to remodel and extend (STCA), 40 Coronation Avenue is a delightful find and will meet all your needs.

The home features a good size north-facing sunroom with a combustion fireplace, the front living/ dining room has new carpet, reverse-cycle air conditioning and a gas heater, as well as a delightful kitchen with pantry, an electric wall oven plus electric cook top. In addition, there are two spacious bedrooms, good bathroom and a separate laundry room.

There is a beautiful established rose garden, neat level rear yard, handy garden shed and single carport. Number 40 is located less than meters 500m* to the main café strip of historic Braidwood and only a short level stroll to the Golf Course and Braidwood Servicemen's Club (400m)*

Other features include mains power, a north facing roof just waiting for solar panels, combustion fireplace, air conditioning, gas heater and handy ramp access.

(* = Approximately)

STCA = Subject to council approval

PLEASE NOTE: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries.