

**45 Yarrowa St, Moss Vale, NSW, 2577**

**House For Sale**

Tuesday, 29 October 2024

45 Yarrowa St, Moss Vale, NSW, 2577

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Charming Moss Vale Cottage

Set on an impressive 1,406sqm, this charming 3-bedroom weatherboard home offers an exceptional opportunity to personalise and expand on its beautifully renovated design with subdivision potential (STCA). Ideally positioned just a short stroll (1 kilometre) from the vibrant Moss Vale town center, you'll have access to a variety of shops, award-winning cafes and restaurants, excellent local schools, parks, the indoor aquatic centre, and convenient transport options.

Three spacious bedrooms await in this idyllic space, all with garden views. The main bathroom boasts a shower, vanity and toilet and is easily accessed off the main hallway.

The spacious living area adorned with slow combustion fireplace is perfect for cozy winter nights or slow Sunday mornings.

A well thought out kitchen and dining area is bathed in natural light, with an island bench, gas cooktop, oven, rangehood and plenty of storage. Access to the covered deck is easy from the dining area to the laundry and WC.

A single garage and a 4.6m x 4.8m shed adds extra convenience to this home and the spacious backyard can easily be used all year around, being fully fenced it is perfect for children and pets.

For more information:

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