

5 Little St, Boorowa, NSW, 2586

AGENT TEAM

House For Sale

Friday, 22 November 2024

5 Little St, Boorowa, NSW, 2586

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Modern Family Living on a Generous Block in a Prime Location

Welcome to 5-7 Little Street, Boorowa – a modern family home set on a spacious one-acre block, offering the perfect blend of contemporary comfort, versatility, and a sought-after location. This is a rare opportunity to secure a near-new property that caters to families, investors, entertainers, or those looking for a relaxed country lifestyle with added potential. The home boasts an open-plan kitchen, living, and dining area that forms the heart of the home – ideal for family connection and entertaining. A second living area adds versatility, complete with a Kemplan slow-combustion fireplace, providing warmth and charm. The sleek kitchen is equipped with quality Fisher & Paykel appliances, an externally ducted rangehood, and a walk-in pantry, seamlessly combining practicality and style. Laminate flooring, downlights, bay windows, and an abundance of natural light create a sophisticated and inviting atmosphere. The thoughtfully designed layout includes four well-sized bedrooms, two with built-in wardrobes, and a walk-in wardrobe to the master suite. The modern bathrooms feature 600x600mm tiles, with the main bathroom offering the convenience of a separate toilet. For added flexibility, one end of the house can be closed off for guests, privacy, a teenage retreat, or even as a potential rental opportunity. Step outside and take full advantage of the expansive block. The massive front and backyard provide endless possibilities for kids, pets, and outdoor gatherings. A shed is perfectly sized to store a ride-on mower and garden tools, while secure Colorbond fencing adds peace of mind. The charming porch is an inviting space to relax with a morning coffee or evening drink. Located in a sought-after street in Boorowa, this home combines the tranquillity of rural living with the convenience of being close to local amenities, schools, parks, the local river and hospital.

Features:

- Open plan kitchen, living + dining
- Multiple living areas
- Fisher and Paykel appliances (electric cooktop, oven)
- Externally ducted rangehood
- Walk in pantry
- Downlights
- Split AC system
- Bay windows
- Kemplan slow combustion fireplace
- Walk in wardrobe to the master
- Built in wardrobe to two bedrooms
- Separate toilet to bathroom
- Ensuite
- Linen cupboard
- Abundance of natural light
- Garden shed

1 Street away backing onto Boorowa River

Endless possibilities

Nearby Amenities: St Josephs Primary School – 2.4km (5 min drive) Boorowa Central School – 1.1km (3 min drive) Boorowa IGA – 2.1km (4 min drive) Boorowa Recreation Golf And Bowling Club – 2.4km (4 min drive) Old Tarengo Railway Bridge - 2.7km (5 min drive) Boorowa Hospital - 1.7km (4 min drive) Boorowa River - 700m (9 min walk)*

To receive the contract of sale, building report, and additional documents via email within just 10 minutes of your enquiry, please fill out the online request form. Be sure to check both your inbox and junk folder for prompt delivery, available 24/7.