

7 Archer St, Broke, NSW, 2330



House For Sale

Wednesday, 30 October 2024

7 Archer St, Broke, NSW, 2330

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House

Low Maintenance Living 2,024m2 Corner Block

Situated in the heart of the historic Broke Village and set on a generous 2,024m2 corner block, this well-built brick and tile home is ideal for buyers entering the property market, investors or downsizers looking to retire and enjoy all the Hunter Valley has to offer.

An open plan lounge/dining area flows through to a fully enclosed sunroom bursting with natural light, complimenting the internal living space and offers the ideal area to relax or entertain.

A three way bathroom, internal access from the garage and built-in robes to two of three bedrooms add to the functionality, whilst split system air-conditioning and ceiling fans throughout ensure comfort all year round. Also, no need to worry about running those air-conditioners all summer long with a 10.5kw solar system in place keeping those bills to a minimum.

For those seeking a self-sustainable lifestyle, this large, flat and easily accessible block lends itself to creating your own private orchard and vege gardens, space for a few chooks to roam free and plenty of room left over for kids to play, extend the home, add a granny flat or install a pool. The options are endless.

A large high span drive-through shed with work benches offers ample room for toys or maintenance equipment whilst a generous carport provides shelter for daily drivers.

Conveniently located less than 20 mins to Singleton, 10 mins to Pokolbin and only minutes to world class vineyards, cellar doors, café and restaurants.

- Huge 2,024m2 approx. corner block
- Low maintenance 3 bedroom brick & tile residence
- Generous 4m x 8.1m fully enclosed sunroom
- Convenient 3 way bathroom
- Built-in robes in 2 of 3 bedrooms
- Large drive through 7.9m x 7m double high span shed
- Split system air-conditioning & ceiling fans throughout
- 10.5kw solar system connected
- 20,000L approx. water storage with town water available
- Only 20 mins to Singleton town centre
- Approx. 10 mins to Pokolbin & 60 mins to Newcastle
- In close proximity to world class vineyards
- In walking distance to Magoony's Coffee House Café, Margan Wines, 1813 Wines & The Little Wine Co. Cellar door