



36 Camden Street, BINALONG, NSW 2584

Cute as a button cottage surrounded by a large established garden.

This neat and tidy one-bedroom cottage offers the perfect opportunity for those seeking low-maintenance living. This little gem is full of charm and offers an extraordinary opportunity for visionary buyers, renovators, and builders alike.

Step outside to discover the true value of this property, which is set on a highly usable block, which features an expansive backyard with a clear lawn area bordered by mature tree offering a private sanctuary for kids & pets and ideal for extensions, or rebuilding.

Whether you're entertaining family and friends in the peaceful surrounds or you're looking for a charming weekender, a stylish Airbnb (STCA), a low-maintenance downsizer close to town, or if your goal is to roll up your sleeves and undertake a contemporary renovation to capitalise on the large yard by building a brand-new dream home, then you will find the potential is only limited by your imagination as this delightful cottage delivers and presents a rare and exciting opportunity for homeowners, investors or developers alike.

Additional highlights include.

TYPE: For Sale

INTERNET ID: 300P197593

SALE DETAILS

\$295,000

CONTACT DETAILS

Sam Simpson
0413 996 971

- Enjoy the early morning sun inside this light filled open planned kitchen, which is well-appointed with a breakfast bar, electric hot plates & oven.

- The bathroom includes a shower, vanity & toilet.

- Wake up in this generously sized master bedroom which includes French doors that open out to a partially covered rear verandah, perfect for enjoying your morning coffee or unwinding in the afternoon.

- Additional feature includes a reverse cycle air conditioning for year-round comfort.

- A garden shed ideal for mowers and garden tools.

- 3 water tanks with a 5,000 L capacity.

- 6m x 7m - 2 car garage that offers plenty of storage.

- Surrounded by approximately 2023sqm of established garden providing privacy and a tranquil outlook, the yard offers an abundance of space for children, pets, or relaxed weekend entertaining beneath the shade of the magnificent trees.

- Rear entertaining deck overlooking the backyard

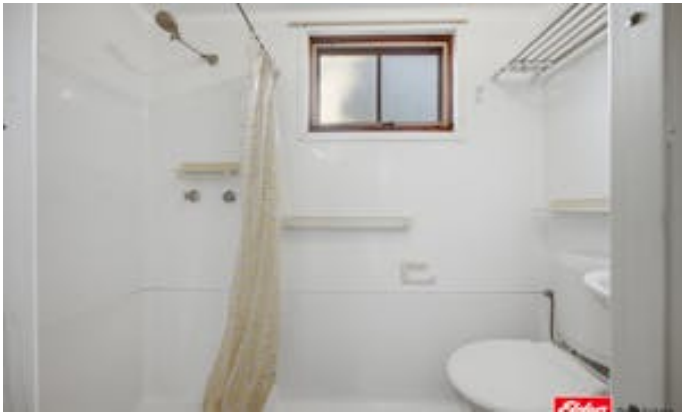
- Convenient location close to shops, caf  s & school

- Located 34km to Yass     67 km to Young - 97 km to Canberra City     297 km to Sydney airport.

Whether you are seeking a first home, character-filled weekender, a short- stay investment, or a charming full-time residence within walking distance to town, this delightful property presents a rare opportunity to secure a charming cottage in a popular location.

- Land Area 2,023.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Double garage







TOTAL: 39 m2
 1st floor: 39 m2
 EXCLUDED AREAS: DECK: 36 m2, WALLS: 5 m2