SO DELIGHTFULLY UNIQUE!

23 Rawson Parade is a long way from being your average 3 bedroom house. If you're looking for character, the letterbox is the first hint of what's to come.

'Cricklewood Cottage' still has the old floorboards and high ceilings of a 1940s home. But since then, certain creature comforts have been added: ducted central heating; a ceiling fan; indoor plumbing; a gas stove and electric oven; and a two drawer dishwasher.

There are two spacious bedrooms in the main house and a detached third bedroom with ensuite. It could equally be guest accommodation or a work from home office.

Just outside is something the original occupants could never have even imagined: a genuine Italian wood-fired pizza oven.

Further down the yard, there is a brilliantly versatile 'urban cave'. This could be your office, or studio, a rumpus room, or visitor space. And just a metre or so away is a cubby house that has been cleverly converted into a compact bathroom!

There are a couple of wooden storage sheds, an established garden, two rainwater tanks, a secure chook house, small orchard and veggie patch and a back gate that opens onto the bush beyond.

3 3 2 1,565m2

Price	SOLD for $1,075,000
Property Type	Residential
Property ID	1707
Land Area	1,565 m2

Agent Details

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Office Details

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LIBERTY

So, you see, the delightful cosy, character cottage is just half the attraction of the entire property. The added extras make the whole a very attractive package.

All of this within a few minutes drive to Leura village, a well-regarded school and transport.
As well as the popular walking tracks of Mt Hay.

How could you resist?

Features:
Ducted central heating
Ceiling fan
Gas stove and electric oven
Two drawer dishwasher
Storage sheds
Separate studio
Well maintained garden

Deep backyard
Backs onto bush

Land size: 1,565 sqms
Council rates: $498.50 pq
Council zoning: C4 – Environmental Living & C2 – Environmental Conservation
Rental potential: Around $650.00 per week

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