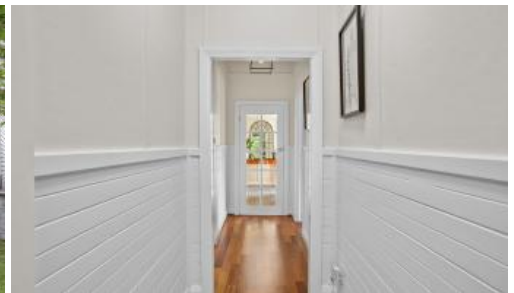




**3 Evans St, Mittagong**



'MERIVALE' (circa 1920)

**A VERY APPEALING 1920'S COTTAGE WITH A FABULOUS, MODERN ADDITION**

**YOU WILL LOVE LIVING IN THIS LIGHT FILLED AND COMFORTABLE HOME WITH FRENCH DOORS FROM LIVING AREAS TO NORTH FACING OUTDOOR ENTERTAINING DECK**

**IMPRESSIVE IN BOTH ITS PROPORTIONS AND EXEMPLARY PRESENTATION**

- \* Entry from front verandah
- \* 3 / 4 bedrooms – open fireplaces in 2
- \* Built-in robes in bed 1 (fitted-out) & robes in bed 2
- \* Bathroom with bath, shower, vanity, storage & w.c.
- \* Family/sitting room with timber Dado rail
- \* Plantation shutters & ceiling fans in the 2 front rooms
- \* Gallery hallway with storage & garden vistas
- \* Well appointed kitchen with electric stove, 5 burner gas cooktop, stainless steel flue, Bosh dishwasher, island bench/breakfast bar & pantry
- \* Open plan lounge & dining with timber floors, split-system air conditioning & French doors to north facing outdoor entertaining area
- \* High ceilings throughout

🛏 3 🚿 1 🚗 2 📏 933 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	246
<b>Land Area</b>	933 m2

#### Agent Details

Susie Embleton - 0488 568 688

#### Office Details

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* Ceiling fans
- \* Dado rails and timber paneling
- \* Laundry with excellent storage & a w.c.
- \* HRV roof ventilation system
- \* Large garden shed with power
- \* Landsize: 933m2

**SET ON A LEVEL, SUNNY LANDSCAPED BLOCK WITH THE LIVING AREAS ENJOYING A PRIVATE NORTHLY ASPECT**

**ONLY A TEN-MINUTE WALK TO THE CENTRE OF TOWN**

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

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