



**1 Queen St, Mittagong**



'HAMILTON' (circa 1883)

**AN ELEGANT VICTORIAN 'CLASSIC' WITH ORIGINAL FEATURES**

**THIS APPEALING COTTAGE IS SITUATED IN BEAUTIFUL QUEEN STREET**

**A SHORT STROLL TO LAKE ALEXANDRA - WALK TO EVERYTHING!**

**POTENTIAL INCOME FOR SHORT TERM ACCOMMODATION**

- \* Entrance thru iron gate to front verandah into timber-lined hallway
- \* Sitting room with open fire, timber mantle & French doors to kitchen and dining areas
- \* Country style open plan kitchen with electric oven, induction hotplates, island bench, pantry, split-system air conditioning and French doors to rear covered deck and yard
- \* Dining adjacent to kitchen
- \* Four bedrooms (one with open fireplace)
- \* Built-in robes (fitted-out)
- \* 2 bathrooms (ensuite to main)
- \* Kauri timber floors
- \* High ceilings
- \* Timber-lined walls & ceilings & wide skirting boards throughout
- \* Ducted gas central heating & electric wall heat banks

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	275
<b>Land Area</b>	628 m2

**Agent Details**

Susie Embleton - 0488 568 688

**Office Details**

Mittagong  
7 station street Mittagong NSW  
2575 Australia  
02 4872 1162



- \* Security alarm system
- \* Solar panels
- \* 2 studios – one with bathroom
- \* Detached garage / workshop, insulated, with shelving and auto door (6.9m x 8.5m)
- \* Large steel frame carport (7m x 5.6m x 3.05m high) with auto door to laneway
- \* Landsize: 628m<sup>2</sup>

**PLENTY OF ROOM FOR THE CAMPERVAN PLUS A LARGE,  
GARAGE/WORKSHOP**

**POSTIONED MOMENTS TO THE VIBRANT CENTRE OF MITTAGONG**

**WALK TO CAFÉ'S & RESTAURANTS AND ALL TOWN AMENITIES**

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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