



**COOLAH**  
36-38 Martin Street

3  1  3 

## RENOVATED CHARMING COTTAGE


There is always something calming and exciting when entering a cottage that was built back in the bygone era. Everywhere you look there is character and detail from the wide wrap around verandah to the high ceilings and beautiful ornate windows displayed over a window seat with natural light drenching through-perfect spot on a winters day. The living room is inviting with the slow woodfire combustion stove and most of the house has the original timber flooring. The country kitchen and meals area is the hub of this gem with ample storage space, a massive walk-in pantry and servery. The original fuel stove is functional and there is also a beautiful gas stove. All three bedrooms are a good size with the main having an adjoining dressing room or sunroom. The updated bathroom has a separate toilet and an internal laundry. This gem is privately positioned on 1961m2 parcel of land and conveniently located around the corner of the CBD with great coffee shops, cafes and IGA supermarket.


- : Formal living with combustion fire + air-conditioning
- : Country kitchen with fuel and gas stove
- : Fridge plumbed up for ice making
- : Massive walk-in pantry
- : 3 bedrooms, main with walk-in dressing room?sunroom
- : Study nook + original flooring
- : Bathroom + separate toilet
- : Internal laundry + back to grid solar system

<b>Property ID</b>	L958457
<b>Property Type</b>	House
<b>Garages</b>	3
<b>Land Area</b>	1961.0 sqm

### AGENT

**Nic Stearman**

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: Carport/ woodshed + watertank

: Large shed/ workshop

: Town services connected

: 1961m2 fully fenced block

: Rear lane access + 2 access points