

Sold



20 Howe St, Broke



'Rose Cottage Hunter Valley'

Boasting an established accommodation business with excellent returns and reviews or a beautiful character home to suit first home buyers, retirees, weekenders and investors alike.

This Hunter Valley treasure is perfectly positioned on a tranquil oversized corner block in the sought-after country village of Broke. Zoned R5 Large Lot Residential in the growing Broke Fordwich wine district the property has many opportunities such as bed & breakfast accommodation, food & drink premises and neighbourhood shops to name a few.

The classic 1930's home has been lovingly maintained and improved while keeping it's character and charm. Three good size bedrooms (two with reverse cycle air-conditioning and the main with built in robe) are each light filled with two having timber floorboards and the other having carpet. A neat and tidy bathroom, internal laundry with separate toilet and open plan kitchen/dining are all in keep with the style of the home. Polished timber floorboards lead through from the kitchen/dining into the living room at the front of the home offering a slow combustion fireplace and window with garden views. A light filled sunroom is the perfect place to sit and read a book and enjoy the country surrounds with nice views to the surrounding mountains.

3 2 3 1,543 m2

Price	SOLD
Property Type	Residential
Property ID	187
Land Area	1,543 m2

Agent Details

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Office Details

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At the rear of the home is a large attached rear deck, fully covered and north facing to enjoy all year round for BBQ's and gatherings with family & friends.

A colorbond double garage with kitchenette and separate studio/office has its own shower and toilet making an ideal extra space for those working from home or extra guests. A carport with overhead lighting is also located behind the garage.

A 40sqm recreation room with hardwood decking, retractable blinds and an indoor cinema, daybed, kitchenette and outdoor shower makes a great space for entertaining. Between the recreation room and house is a paved BBQ area with motion sensor lighting. The outdoor living is a highlight of this beautiful leafy property.

As well as the garage & carport the property has a lockup garden shed and a tool shed on a concrete slab which houses a water bore and workshop setup. Town water is connected, and a rainwater tank is also there for the gardens and outdoor shower.

Mains power, mobile phone service and NBN 5G Wifi Network gives you the convenience of town amenities while living in a peaceful country village.

2 minutes' drive from fine restaurants and awarded wineries and only 2 hours' drive from the Sydney Harbour Bridge or 1 hour from Newcastle, Broke is a hidden gem in the Hunter Valley.

Things you will love about 'Rose Cottage':

- Established accommodation business with great return and reviews
- Lovely character style home to suit first home buyers, families, retirees or investors alike
- R5 Large Lot Residential zoning offers residential & commercial opportunities
- 3 bedrooms - 2 with split system air-conditioning and main with BIR
- Fully equipped kitchen with freestanding oven
- Dining room conveniently located off the kitchen
- Cosy living room with slow combustion fireplace
- Light filled sunroom at the front of the home with nice views of the gardens and mountains surrounding the valley
- Bathroom, internal laundry & separate toilet
- Large attached undercover deck at the rear of the home facing north
- 40sqm recreation room with hardwood timber decking, projector screen for indoor cinema, kitchenette, retractable blinds and outdoor shower
- Paved BBQ area
- Double garage with self-contained studio
- Town water as well as tank water and a water bore
- Mains power
- Mobile service

- NBN internet
- Only 2 hours' drive to Sydney Harbour Bridge
- 2 minutes' drive to fine restaurants and awarded Hunter Valley wineries
- 1 hours' drive to Newcastle

For further details please contact Kurt Musgrove: 0497 281 475 or Garry Musgrove: 0429 663 026

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