



20 Howe Street, Broke



'Rose Cottage Hunter Valley'

This gorgeous fully furnished boutique character home is perfectly positioned on a tranquil oversized dual entrance / corner block in the tightly held country village of Broke. Zoned R5 Large Lot Residential in the growing Broke Fordwich wine district, the property is a unique opportunity with a number of investment possibilities for BNB accommodation, rental, use as a country getaway /second home or permanent lifestyle property.

The classic 1930's home has been tastefully renovated from top to bottom while keeping its original character and charm. Three good size bedrooms, all with reverse cycle air-conditioning and main with built in robes, are each light filled with two having timber floorboards and the other having carpet. A stylish modern bathroom features white marble tiles and quality fittings throughout while a separate large laundry and toilet have also been renovated in a similar style.

A brand-new bespoke kitchen includes a stainless-steel electric oven and gas cooktop, attractive heritage navy cabinetry with classic gold sink and fittings, breakfast bar and dining space. The kitchen wraps around to a light filled living room with a slow combustion fireplace and reverse cycle air conditioning.

At the rear of the home is a large attached rear deck, fully covered and north

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Price	SOLD
Property Type	Residential
Property ID	256
Land Area	1,543 m2

Agent Details

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facing to enjoy all year round for BBQ's and gatherings with family & friends.

A colorbond double lock up garage will look after vehicles and equipment while there is also plenty of parking space within the fenced yard. A large separate 50m2 studio/teenagers retreat has its own bathroom and plenty of space for extra guests, a home office or kids hangout.

Adjacent is the undercover outdoor entertaining area that has been recently constructed with hardwood decking, retractable blinds, large flat screen TV, pool table, kitchenette, Heston Blumenthal BBQ and Cooker and outdoor shower making another great space for gatherings. Its Tuscan inspired pebbled outdoor spaces, a firepit area, chicken coop, lush green grass and established landscaped gardens are a highlight of this beautiful leafy property.

As well as the garage, the property has two lockup garden sheds on a concrete slab with one housing a water bore and workshop setup. Town water is connected, and 3 separate rainwater tanks are also there for the gardens and properties use.

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

The property is offered fully furnished with country vogue inspired decor and completely fitted ready for upmarket BNB rental or to use as your country inspired tree change.

Walking distance (300m) to local convenience store / bottle shop and gas station. Walking distance (500m) to world class wineries of the Broke Fordwich region and 5 minutes' drive from fine restaurants and awarded wineries of Pokolbin / Rothbury and Lovedale.

2 hours drive from the Sydney Harbour Bridge or 1 hour from Newcastle, Broke is a hidden gem in the Hunter Valley.

If you have ever dreamed of having a boutique cottage getaway in the Hunter Valley wine region, this property is an opportunity you cannot miss!!

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

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