44 Binalong Street, Harden

Renovated Cottage in a Prime Location

Opposite the Harden Bowling Club and positioned in one of Harden's convenient central locations, this beautifully renovated two-bedroom cottage offers an appealing blend of character, modern comfort and genuine practicality.

Set on a generous 1,012m² block, the property has been extensively renovated both inside and out, making it an ideal choice for first home buyers, downsizers, investors or anyone looking for a low-maintenance home with plenty of yard space.

Inside, the home retains some of the charm of its era with 9-foot ceilings and pressed-tin ceiling features, while a fresh renovation brings the property firmly into the modern day.

The two bedrooms are both well proportioned and feature ceiling fans, while the inviting extra living area provides a versatile additional space that could readily be utilised as a home office, sitting room or potentially converted into a third bedroom.

The modern kitchen offers a practical layout and fresh presentation, complemented by new vinyl plank flooring and fresh paint throughout.

2 1 1

FOR SALE
$405,000

VIEW
By Appointment

AGENTS
Adam Strong
0427 102 420
adam.strong@ljhooker.com.au

AGENCY
LJ Hooker Young
(02) 6382 2991

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Interested parties must rely solely on their own enquiries.

Year-round comfort is provided by split-system air conditioning.

The bathroom has been tastefully renovated, while a second toilet is conveniently located in the rear mudroom.

Outside, the improvements continue. The home features a new roof, gutters and downpipes, a brand-new composite front verandah, attractive landscaping and retaining walls, along with a rear patio providing a great space to enjoy the outdoors.

The secure, fenced split yard provides plenty of room for children, pets, gardens or future projects, with a garden shed providing useful storage. A single carport offers undercover vehicle accommodation, while rear lane access adds an extra level of convenience and flexibility.

Position, presentation and potential come together exceptionally well here. With the hard work already completed, all that's left to do is move in and enjoy. Contact Adam Strong on 0427 102 420 for an inspection or for more information.
Disclaimer: The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

MORE DETAILS

Property ID	BP9H6T
Property Type	House
Land Area	1012 m2
Including	Toilets (2)

Adam Strong 0427 102 420
Director/Sales Manager | adam.strong@ljhooker.com.au

LJ Hooker Young (02) 6382 2991
2-4 Short Street, YOUNG NSW 2594
young.ljhooker.com.au | young@ljhooker.com.au

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