

165 Macquariedale Road Appin, NSW

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**SOLD AT AUCTION BY RUSSELL WYER & MICHELLE BALABKA**

Price:

AUCTION

- \* Bring your saw, hammer, paintbrush and a little imagination
- \* Outstanding opportunity for tradies or home renovators to redecorate and capitalise on this charming Country Retreat
- \* Expansive sized cedar clad home with full length wrap around verandahs
- \* 4 x oversized attic style bedrooms feature exposed beams and dormer style windows
- \* Two modern upstairs bathrooms including ensuite service the two bedrooms with a third bathroom available off the downstairs laundry
- \* Three separate downstairs living spaces are in the process of being re-organised and feature hardwood flooring, cedar doors which provides several access points to the rambling outdoors
- \* The kitchen is partially complete, the family room boasts a combustion fire for those cold winter nights
- \* Outdoor entertaining will be enjoyed on the extended rear verandah all year round
- \* Your urgent attention and action is highly recommended...

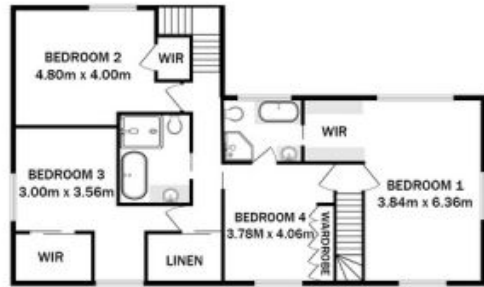


**Russell Wyer**

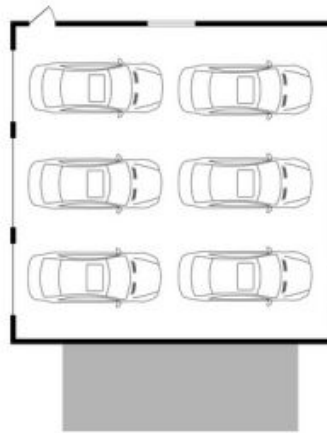
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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only