



## 4021 Princes Highway Broadwater

### SETTLERS COTTAGE

This incredible property consists of a substantial 4br, 2 bathroom main residence, historic Settlers Cottage (Circa 1915) featuring 2 brs, wide verandahs and 10ft ceilings currently used as a successful airbnb and a separate 'cafe' building utilised as a large 1 br studio apartment, huge shed/w'shop and exc. off-street parking set on a marvellous 1.38 acre high exposure dual access site. These elements combine to create a unique opportunity to acquire the ultimate home business set up or just a convenient extended family haven. Recent extensive renovations to the whole property have added a new chapter to the history of 'Settlers Cottage'. The cottage itself has been used as a restaurant, antiques, art & retail nursery. Featuring a new kitchen & bathroom, this building is a delightful home in its own right. The 'cafe' building presents as new with verandah & courtyard alfresco areas, large open living featuring raked ceilings, stainless commercial kitchen & new bathroom. The more modern main residence features polished hardwood timber floors & 9ft ceilings throughout with open plan living, dining & kitchen, BIR's, ensuite to master, wide covered verandahs and huge backyard all combine to ensure a spacious & functional family home. Located in a first rate coastal location less than 1km to the Pambula Lake and Boat Ramp, 5-10 mins to Pambula/Eden and the beach. Fantastic super flexible property with all the hard work done.

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<b>Price</b>	SOLD for \$675,000
<b>Property Type</b>	Residential
<b>Property ID</b>	906
<b>Office Area</b>	0
<b>Land Area</b>	5,621 m <sup>2</sup>

#### Agent Details

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#### Office Details

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