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# HOME FOR SALE

505 Flannery Avenue, Cambridge, Nebraska

REDUCED PRICE

**\$254,000**

## Highlights:

- Durable brick home on rare corner, triple lot for abundant space and outbuilding.
- Fully fenced front and back yards with established trees and plants.
- Home features several recent updates.



**For additional information, please contact:**

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# Property Information

**Property Description:** If you're seeking generous outdoor space, a spacious shop/outbuilding, a home full of character, and exceptional durability with peace of mind, this property is ideal for you. Nestled on a rare corner triple lot, this home boasts an abundance of beautifully landscaped outdoor space. The fully fenced front and back yards have been thoughtfully curated with mature Linden, Hackberry, Russian Elm, Prairie Crabapple, and Arborvitae trees, plus productive rhubarb, chokecherry and patio peach trees. A covered back patio offers the perfect spot to relax and enjoy the serene backyard views, complete with electrical hookups ready for a hot tub. Inside, the home exudes inviting charm and character, featuring a lovely breakfast nook, open kitchen cabinetry, and stunning new appliances. The main level also includes a newly renovated bathroom, three bedrooms, a beautiful dining area, and a cozy living room with a corn pellet stove. The lower level provides an additional bedroom with egress window, a laundry area (option to move upstairs), a framed-in full bathroom ready for completion and a storm shelter. This exceptionally well-maintained home also includes a new water softener and reverse osmosis system for added convenience and quality. Complementing the home is a large 35ft x 24.5ft outbuilding with ample space for four vehicles- perfect for storage, hobbies, or workshop needs.

**Community Features:** Cambridge is a quintessential American small town in southwest Nebraska located along historic U.S. Route 6 and 34. Featuring an excellent school system, 6 churches, a championship 18-hole golf course, and a lively downtown area with an array of restaurants and shops, this community has maintained a steady population and continues to attract new residents.

**Lot Size:** 16,439 sq ft **2025 Taxes:** \$2,901

**Reduced Price:** \$254,000

## Room Sizes

### Main Floor

<b>Kitchen</b>	22'10" x 14'9"
<b>Dining Room</b>	14'9" x 10'
<b>Bedroom</b>	12'10" x 14'9"
<b>Bedroom</b>	11'4" x 11'
<b>Bedroom</b>	13'7" x 9'10"
<b>Basement</b>	
<b>Bedroom</b>	21'2" x 13'



To view all photos of this property, scan the QR code that is on the front of the flyer!



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