

# 1158 Rye Park Road, Gunning, NSW 2581

## House For Sale

Thursday, 7 March 2024

1158 Rye Park Road, Gunning, NSW 2581

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 6 m2

Type: House



Ian Blackburn  
0411665503

## Auction Sun 14th Apr 11am

A unique and valuable opportunity for a buyer looking to roll up their sleeves and bring this magnificent property back to its prime. Located on the edge of friendly Dalton, just moments from the local school, this turn of the century home sits proudly on approximately 15 acres complete with fruit trees, shedding and two private vineyards. The home has a very private location within the property, surrounded by lots of established trees. With some modern updates and some love needed, there are plenty of great features to build upon to create a quintessential country home, steeped with potential, for an ideal rural lifestyle. There are two bedrooms, a modernised kitchen and bathroom, plus lovely original style living spaces. The home is equipped with solar panels, and there are reverse cycle units and a slow combustion fireplace to keep your family comfortable year-round. A wrap around deck covers a portion of the home, with a large section partially enclosed to create a generous entertaining area. There is access from here, to a separate studio, flexible enough to accommodate a variety of purposes. There is a double lock up garage plus an assortment of shedding available. The property has been well loved with plenty of space to utilise as you please. There is a dam, an array of established fruit trees and two, separate vineyards that were once the pride and joy of the property. Once brought back to life, you can produce your own wine, for personal use or to create an income source. Dalton is a lovely small town with a thriving community that is ready to welcome you. The town boasts a small local school and pub where you can enjoy a meal. The property has sealed road access and it is an easy commute into Yass, Goulburn or Canberra to top up on essentials.

Turn of the century two bed, one bath home·    Lovely original features, timber floors, fireplaces·    Country style kitchen, stainless cooking appliances·    Solar panels, R/C units, slow combustion stove·    Timber deck, covered pergola, entertaining area·    Separate studio, double garage, shedding·    Approx. 15 acres with fruit trees, two vineyards, dam·

Close to Dalton township, sealed road access The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.