

# 13 Fry Street, Gundagai, NSW 2722



## Lifestyle For Sale

Thursday, 18 April 2024

13 Fry Street, Gundagai, NSW 2722

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 1874 m2

**Type:** Lifestyle



Marya Stylli

**\$585.000**

Perched on a large 1874 m<sup>2</sup> block of land just a 1-min walk from the Gundagai South lookout, this spacious family home enjoys a breathtaking panoramic view of the green valley, mighty Murrumbidgee River and historic Gundagai township below, with the rolling hills rising up beyond as a spectacular backdrop. The superb four-bedroom home is in mint condition, with the elegant style and generous proportions of a country manor.- A wide gated driveway leads to a double carport, with plenty of additional off-street parking for caravan & boat- Charming front porch leads through glazed entrance door to the dining room- Each room is beautiful with rich timber flooring, walls in neutral earthy tones, large windows & high 2.7m ceilings throughout- The massive living room is stunning with an ornate fireplace flanked by sweeping mountain views. Then there are double glazed sliding doors that offer further views and flow out to a north-east facing verandah, perfect for family barbecues and alfresco dining as you watch nature's greatest hits- The immaculate kitchen features ample cabinetry with double pantry, granite benchtops, breakfast bar, Miele dishwasher, electric built-in oven, cooktop & wide window above the double sink- Fully-tiled bathroom with vanity, bath & separate shower with semi-frameless glazing, plus a 2nd bathroom off the laundry- Spacious laundry with abundant storage- 45,000L water tank capacity with double filtration system

**FURTHER HIGHLIGHTS INCLUDE:** Ducted Heating and Cooling throughout; Four bedrooms (three with built-in robes); Internal Storage Attic with disappearing ladder; Linen closets; white timber front fence; 65" Smart TV included; & Wireless 5G high speed Internet available for you to setup

**NO MORE THAN A SEVEN-MINUTE DRIVE TO ANYWHERE IN TOWN-** Historic Old Bridge Inn (a 2-min drive); main street Gundagai (4-min drive); South Gundagai shops and eateries (3-min drive); Woolworths (5-min drive)- Zoned for Gundagai South Public School (just a 7-min walk) & Gundagai High School (7-min drive), with St Patrick's Catholic Primary School nearby (4-min)- Easy access to the Hume Highway; short-cut to the town centre via the nearby bridge over the Murrumbidgee River; Canberra (1 hr 55 min); Sydney (4 hr); Melbourne (5 hr)

This spacious, quality home with a big verandah on a large block overlooks unforgettable scenery that can only be described as glorious, so call Marya today on 0425 275 555 for more information or to book an inspection.