

19 Hill Street, Ganmain, NSW 2702



Lifestyle For Sale

Friday, 17 May 2024

19 Hill Street, Ganmain, NSW 2702

Bedrooms: 1

Bathrooms: 1

Parkings: 5

Area: 1012 m2

Type: Lifestyle



Marya Stylli

\$199,000

Head to a quaint rural township for fresh air, peace & security. Available now is this well constructed HUGE Shed... CONNECTED TO WATER, SEWERAGE & POWER. Situated on a large level block of over a quarter acre, (1012sqm) & a 20.125 metre frontage with wraparound verandah & north-facing windows overlooking mature native trees. There is a lane-way for access that runs along the rear of the property. - A gravel road leads up to the attractive structure- A wraparound verandah (to the north & east) provides shade for the north-facing windows & plenty of paved outdoor space- A sliding door leads into an airy open-plan layout with a low-maintenance concrete floor & a portal frame providing a soaring raked ceiling 3.3 metres in height PERFECT for a mezzanine level addition- The neat kitchenette has plenty of storage space including a pantry- The bathroom is smart in contrasting white with black fixtures & floor tiling FURTHER FEATURES INCLUDE: security screen to sliding door & other windows; & a roller door in the rear wall that opens for strong cross ventilation. A thriving community- The verandah red-brick shops include the beautiful Café (popular for home cooked cakes & country style food) & Ganmain Bakery (famous for their pies) (just 1.3 km); the grand Ganmain Hotel (1.4 km); medical centre (1.4 km)- Swimming pool (2.2 km), oval (2.3 km), bowls & sports club (2.4 km), golf club (2.4 km), annual agricultural show at the showground (1.2 km), walking track & reserve (1.3 km)- Zoned for Ganmain Public School (1.9 km) & Coolamon Central School (17 km) with a preschool (2.1 km)- Ganmain coach stop (1.6 km) for Wagga Wagga & beyond- Coolamon (with hospital, Foodworks & lots of shops & restaurants) is just 14 min away, with Narrandera (35 min) & Wagga Wagga (40 min). Also easy access to Gundagai (120 km), Albury (160 km), Canberra (270 km), Sydney & Melbourne (both 486 km) Contact Marya today on 0425 275 555 to book a visit.