

# 2 Wombat Street, Gunning, NSW 2581

## Sold House

Wednesday, 16 August 2023

2 Wombat Street, Gunning, NSW 2581

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3035 m2

Type: House

## Contact agent

Located in the heart of friendly Gunning, a mere 60km (approximately) from Canberra is a uniquely exciting opportunity to own the original 1847 Gunning Police Barracks and Court of Petty Sessions building. Previously featured in the ABC TV Series "Who's Been Sleeping in my House", the newly renovated property retains many of its original design features from fireplaces, Australian cedar doors, architraves and skirting and timber lined ceilings. The original building is of 'brick nog' construction which entails a timber stud wall with brick infill, covered with weatherboard outside and plaster inside. Just a stone's throw from the local school, cafes and other services, this unique and interesting home is available now. Carefully updated, the home provides four bedrooms, two bathrooms and a variety of indoor and outdoor living spaces that are waiting for the new owners to make their own. The external features of this property are simply breathtaking. As you approach the house, you will be greeted by stunning cottage gardens and a beautiful rose garden, adding a touch of charm and elegance to the surroundings. As you enter the home, you will be surprised and delighted to experience the meticulous renovations that have been carefully planned and executed. The home still retains many of its original design features, meticulously updated and brought into the twenty-first century with careful planning and a loving touch. The interesting layout provides a unique design, having been extended over the years to include two additional wings connected to the main house by wide verandas. Each wing provides two generous bedrooms and a bathroom. The master provides a walk-in robe while both bedrooms in this wing boast a dressing room each, direct access to the bathroom, zoned ducted gas heating and panel heaters. The second wing features ducted reverse cycle air conditioning for year-round climate control. The main bathroom has been carefully renovated to feature an extended marble top vanity with storage, shower, and stunning feature tiling. The main living areas include a formal lounge and formal dining room complete with French doors, generous timber windows with stunning updates that honour the original features of the home. The family room is currently being utilised as a study which adjoins the superb, fully renovated kitchen and butler's pantry. These rooms combine to form the hub of the home and provide effortless flow through to the prominent courtyard beyond. Ducted gas heating and panel heaters will keep you comfortable year-round, while the addition of a new Alderlea T5 wood heater to keep you warm the heater recreates old world charm while being both energy efficient and environmentally clean. The kitchen boasts an island bench, with Caesarstone, an impressive Falcon gas and electric oven that sits neatly within the original fireplace alcove, and a pretty, pink tiled splashback that pairs perfectly with the powder blue cabinetry and white window shutters. The Legacy Rough Sawn Victorian era timber flooring completes the look creating a dream country kitchen. The adjoining Butler's pantry is a welcome bonus, that is there to make your life easier with a double sink, dishwasher, walk-in pantry, plus access outside for effortless entertaining, while the powder room is conveniently located within the floor plan. The wrap around verandas and courtyard combine to form an entertainment area that is waiting to create memories with friends and family. Outside, you will find three large sheds including a large workshop complete with 3 phase power and functioning hoist. One shed includes a tack room, feed room, hay shed, plus float and car parking with automatic doors. Additionally, the 6kw solar system on the shed ensures that you can enjoy sustainable living while saving on energy costs. The expansive paddock is perfect for horse enthusiasts, featuring two stables that can accommodate your beloved equine companions. The extensive landscaping throughout the property creates a serene and tranquil atmosphere for you to enjoy. With the addition of the 5,000 and 1100 litre water tanks, you can also rest assured that your water supply is always plentiful. This property holds immense appeal for various purposes. For families, it offers a peaceful and safe environment to raise children, with plenty of space for them to explore and grow. Generational living becomes a breeze with the flexibility and size of this home, providing both privacy and togetherness. If you frequently have visitors or are considering venturing into the AirBNB market, this property is an excellent choice as Gunning is a popular destination for weddings and events. Embracing the generous approx. 3,035sqm block, the property is completely functional whatever your needs may be.

- Historically significant, renovated and extended home
- Spacious layout with central courtyard and verandas
- Four well proportioned bedrooms including master
- Two bathrooms, one of which has been renovated
- Stunning kitchen packed with updated features
- Butler's kitchen includes dishwasher, walk-in pantry
- Unified living areas include lounge, dining and study
- Expansive approx. 3035sqm block, sheds, tack room, 6kw solar system and two water tanks
- Close to town, easy commute to Goulburn, Yass, Canberra

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.