

# 22 CARLYON AVENUE, Gunnedah, NSW 2380

## Acreage For Sale

Saturday, 30 December 2023



22 CARLYON AVENUE, Gunnedah, NSW 2380

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: Acreage



Joshua Boyd  
0408348780



Orla Lyons  
0498998088

## Contact Agent

Discover the tranquility of this beloved 4-bedroom, 1-bathroom home, thoughtfully planned and crafted by its owners on a sprawling 3 acres of picturesque land. The master bedroom graciously opens onto a deck, seamlessly connecting you to the expansive outdoors. Explore the possibilities of this property, featuring an established orchard, chicken coop, stables, and an unfinished granny flat awaiting your personal touch. The adjoining shed, offering ample space for a caravan or boat, provides abundant storage and a reinforced loft floor, effortlessly combining practicality with convenience. Spanning 3 acres, this property is tailored to the needs of a growing and active family, providing ample space for horses or motorbikes. Landscaping in the front house yard enhances its street appeal, while the convenient location, just 10 minutes from the CBD, shops, clubs, sports grounds, and schools, ensures a harmonious blend of lifestyle and accessibility. 3D Video

Walkthrough <https://my.matterport.com/show/?m=wxpt2DFak85> <https://my.matterport.com/show/?m=Bf9Bnj561Jf> Contact Orla or Josh Today! Orla - 0498 998 088 Josh - 0408 348 780