24 Lot Street, Gundaroo, NSW 2620

House For Sale

Saturday, 24 February 2024

24 Lot Street, Gundaroo, NSW 2620

Bedrooms: 1   **Bathrooms: 1**   **Area: 4751 m2**   **Type: House**

Chris Dixon
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Alexandra Deschanel
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$895,000

At the top of Gundaroo Village is an opportunity to acquire a sublime 4,751sqm allotment with a superbly renovated north facing studio. Open plan in design this stylish studio is finished to an exceptional standard. Finer features include double glazed windows, Italian floor and splash back tiling, feature Gundaroo Bridge beams, designer light fittings, decadent bathroom, euro laundry and raked ceilings. Sliding doors open northwards to a timber deck which overlooks landscaped gardens, lawn areas and a gazebo complete with fire pit.The large allotment is largely open, punctuated by some mature trees which provide shade, lending itself to future building plans, shedding or perhaps even a pony. The village common is just 150m away and provides a wonderful rural outlook across grazing paddocks but is also popular for walking, exercise or a leisurely horse trial ride. Connections are in place for power, water and septic - this is a property you can enjoy from day one with excellent potential to expand further.- 25,000 litre rain water tank- R6 ceiling and R3 wall insulation- Reverse cycle split system air conditioner- Italian light fittings- George Nelson light fitting in bedroom- OSB boards to ceiling (Japanese Black stain)- Dual occupancy - subject to council approval- Just a five minute walk down the road to Gundaroo Primary School- Eight minute walk to the local shops and award winning restaurants- An easy 30 minute commute to Canberra- School buses depart from the village to Canberra's major schools.Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.