

3 Grovenor Street, Gunning, NSW 2581

Sold House

Wednesday, 29 November 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Ian Blackburn
0411665503

Contact agent

This charming, two-bedroom cottage is situated on a large corner block, with no direct neighbours, creating a dream rural lifestyle with the convenience of living in town. With plenty of scope to move in and update over time, the property has a sound rental history and plenty of lovely features to enjoy. Inside, the home showcases impressive timber flooring in the living room and bedrooms, that combine with heightened ceilings to create a stunning foundation for your décor and any future updates that you may choose to make. The cottage includes a reverse cycle unit, fireplace, and ceiling fan with the addition of an insulated roof space for year-round climate control. The kitchen overlooks the back garden and opens onto a tiled meals area. There is a generous lounge room, two bedrooms plus the addition of two rooms with carpet that could serve your needs as a study, hobby space or even a nursery. The gardens are enclosed with lawn, pebbled areas and boast mature gum trees and deciduous poplar trees along the fence line. If you like to be outdoors, there are a number of places to sit and relax, entertain or enjoy a BBQ including a variety of paved/concrete spaces, and a covered pergola at the back of home. A freestanding double garage is provided and for the added convenience for storage you will find two garden sheds. Conveniently, the property has no direct neighbours and is located only 1km from the Hume Highway which makes it popular for people regularly driving to Canberra, Yass, Goulburn and Sydney. It is just moments from Gunning Town Centre where you will find a variety of amenities to enjoy including cafes, fuel and a lovely local school.

- Two bedroom cottage with sound rental history
- High ceilings, neutral interior with timber flooring
- Open plan kitchen and meals area, separate lounge
- Two additional rooms, ideal for a study or nursery
- R/C unit, ceiling fan and slow combustion fireplace
- Covered pergola area, no adjoining neighbours
- Freestanding double garage, plus additional sheds
- Close to Gunning Town Centre, easy access to Highway

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.