

321 Gun Club Road, Narrabri, NSW 2390



House For Sale

Thursday, 25 January 2024

321 Gun Club Road, Narrabri, NSW 2390

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 10 m2

Type: House



Kim Rozendaal

\$850,000

"The Hermitage", is a fabulous 25-acre property that offers a unique opportunity to embrace a bit of rural life yet, at the same time having the convenience of easy access to amenities and services only 7 minutes away (9 km) from the Narrabri CBD. With bitumen access, the property is divided into 2 front and a side paddock, plus the house block where you will find an established, well-built sandstone home with a pool and shed. • The property begins with a private lane leading to a circular driveway. • A front undercover verandah invites you to the tiled entry opening to a carpeted lounge room featuring a large bay window, a woodfire for cosy winter nights and evaporative air conditioning throughout. • A dedicated dining space leads to a quality-built kitchen with a second dining option area. • The kitchen has plenty of storage, a pantry, a wall oven with an electric stovetop and rangehood, a dishwasher and a breakfast bar. The space is cooled via a split-system A/C and has excellent views of the verandah, the pool and the mountains beyond. • A carpeted hallway with linen storage leads to the laundry, bathrooms and bedrooms. • The master bedroom is well-sized with plenty of storage options, a TV and a fully tiled ensuite. • The additional three bedrooms are all carpeted, with curtains, built-ins and two with ceiling fans. • The optional fifth bedroom would also make the perfect office or studio/rumpus room with its large windows and beautiful, built-in bookcase at one end. • The modern bathroom is of a three-way design, easing the morning congestion for larger families! • The spacious laundry is tiled with good storage and external access to the gauzed back verandah. • The verandah has a concrete floor and wraps around the home on two sides. With its ceiling fans and outdoor built-in speakers, it is the perfect space for entertaining whilst watching your family enjoy the inground saltwater pool. • Shed on a concrete slab with power, 2 x double roller doors with high clearance. • School bus pickup and bin pick-up and mail delivery at the entrance. Additional Inclusions: • Old Massy Ferguson tractor (goes but needs work) plus a slasher. • Well fenced paddocks. • Bore for water supply and 20 solar panels on the shed. • Skylink, satellite, iiNet, and mobile service. • Garden shed, clothesline, sprinklers. • Chook yard and fruit trees (Mulberry, orange, lemon, cherry guavas & fig). • Fridge, washing machine and dryer can be left with the property. The ride-on mower is negotiable. • Rates \$1,808 p/a. "The Hermitage", offers a harmonious blend of functionality, aesthetics, and lifestyle features. With the outdoor infrastructure in place and the well-thought-out design, both indoors and outdoors, create an inviting and comfortable living space, making it an appealing choice for individuals or families looking for a home that combines rural charm with modern amenities.