

**35 Gloucester Street, Junee, NSW 2663**

**House For Sale**

Wednesday, 12 June 2024



35 Gloucester Street, Junee, NSW 2663

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 505 m2**

**Type: House**



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**\$415,000**

Located only a short walk to Junee's licorice & chocolate factory, 35 Gloucester presents an enchanting blend of classic charm and contemporary living. This captivating weatherboard cottage, with a land expanse of 505 square metres, offers a perfect investment opportunity or a delightful downsize without compromise and also the added economical advantage of solar panels. Upon entering, the residence welcomes you with a spacious lounge adorned with polished floorboards and an ornate mantle, creating an atmosphere of warmth and character. The home comprises two generously sized bedrooms, each appointed with plush carpets, new built-in robes featured in the master, duo blinds, and ceiling fans to ensure year-round comfort. The bathroom has undergone a stunning transformation featuring a contemporary bath, sleek vanity, and modern black fittings, all set against a backdrop of floor-to-ceiling tiles that accentuate the room's chic aesthetic. The light-filled kitchen boasts new benchtop, a new stove, and double sink, all complemented by tasteful tapware, catering to both the practical and style-conscious. Further enhancing the home's appeal is a secondary living area with a woodfire and a favourable northerly aspect, perfect for those cooler evenings. The remodeled laundry includes a convenient second toilet, and climate control is effortless with reverse cycle heating & cooling, woodfire, and gas bayonets. Outside, an inviting entertainment area awaits, alongside a spacious shed with rear lane access, providing ample storage and workspace. With secure parking for two vehicles, this property ticks all the boxes for investors or those seeking a peaceful retreat. Currently leased at an attractive \$400 per week until 14th February 2025, this property is not just a home but a wise investment in a sought-after locale. Experience the perfect fusion of past and present at 35 Gloucester - a treasure to be cherished. All information contained in this document is from sources the Agent and Vendor believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.