

35 Yass Street, Gunning, NSW 2581

Sold House

Thursday, 14 December 2023

35 Yass Street, Gunning, NSW 2581

Bedrooms: 3

Bathrooms: 1

Area: 935 m2

Type: House



Ian Blackburn
0411665503

Contact agent

Just a stone's throw from the town centre, this modern, yet simple home is the perfect starter, downsizer or investment for anyone seeking a rural lifestyle. Boasting a spacious, 935sqm rectangular block, the property presents three bedrooms, modern living areas and plenty of potential to move in and make it your own. Inside, the home is bright and modern with timber-look flooring and lots of natural light. The tidy kitchen provides electric cooking and a breakfast bar that overlooks the adjoining dining area. There is a reverse cycle unit here for year-round comfort, and the living room has sliding doors that lead through to the back deck. Each of the three bedrooms include built in robes and share access to the family bathroom that provides an efficient, three-way design. Outside, there is a raised timber deck that overlooks the backyard, ideal for sitting in the sun with a cuppa or relaxing with a good book. The spacious, rectangular block provides ample room for improvement should you wish to create gardens, a play space for the kids or even put in a pool. Currently, the yard is very low maintenance with lawn space, some easy-care plantings and lovely shade trees. From the street, the home has a neat and tidy façade with a concrete driveway that provides plenty of options for off-street parking. If you wish, there is opportunity to develop further and add a carport or a garage in the future. The ability to drive through to the backyard presents the possibility for large shed and workshop, and even room for a caravan. The home is located just moments from the town centre where you will find a variety of local resources, cafes, fuel, a lovely school and friendly locals. There is easy access onto the Hume Highway for a quick commute into Goulburn, Yass or Canberra.

- Lovely home just moments from town
- Move in ready and make it your own
- Kitchen and meals area with R/C unit
- Living room has access to the deck
- Three bedrooms all with built in robes
- Three-way bathroom, modern laundry
- Spacious backyard, lawn and shade trees
- Easy commute to Yass, Goulburn, Canberra

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.