

**36 Middle Street, Gundagai, NSW 2722**



**Sold Lifestyle**

Friday, 1 September 2023

36 Middle Street, Gundagai, NSW 2722

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 6070 m2**

**Type: Lifestyle**



Marya Stylli

**\$560,000**

Set on a huge picturesque block of 6036sqm (approx. 1.5 acres), this immaculate weatherboard homestead is simply a joy to behold. A full-width verandah spreads across the front elevation, with mature Yuccas & a hedge in front. The land for the home & detached garage & workshop is flat, but a hill with trees rises dramatically behind to spectacular effect. Located within 5-minutes of everything you need, this residence ticks all the boxes for a dream home in the country.- A double width concrete driveway (with leg for turning) leads up to a double remote control lockup garage & sizeable fully-insulated workshop with power, all in the same neutral tone as the house- The workshop with work bench & shelving will suit anyone who likes to tinker on cars, engage in art & hobbies or run a home-based business- Verandah with timber deck & flat soffit for thermal comfort- The good-sized living room flows into an even larger family & dining area served by a smart kitchen with gas cooking, big window above the double sink, dishwasher, paneled cabinetry, breakfast bar & walk-in pantry- Wide sliding doors open onto a perfect north-east facing timber deck with views of the garden & sweeping hills, all set for BBQs with family & friends- All three well-lit bedrooms have floating timber floors & built-in robes, the master bedroom also with a walk-in robe & split-system air conditioner- The tiled three-way bathroom includes a bath, separate wide shower with semi-frameless glazing, separate toilet & separate vanity for convenience- Laundry with abundant storage & direct access to outdoors- Peaceful rural setting but connected to town water, power & sewerage- 22,500-litre water tank used for washing machine & toilet flush- Ducted natural gas heating & evaporative air-cooling throughout- Economical 10kw solar system for house & water tank (house solar panels are approx 6 years old & tank solar panels approx. 10 years old)- Beautiful low-maintenance landscaped gardens surround the home, with a rare 16-year-old Wallaman Pine Tree & fruit trees: Peach, cherry, almond, apple, pomegranate, lemonade & orange

**FURTHER HIGHLIGHTS INCLUDE:** Down-lights, & floating timber flooring throughout; tinted windows throughout for temperature control; two instant hot water systems; security doors; greenhouse; 3.5 x 3m garden shed; & wide frontage with gates near each end- McDonald's & Hungry Jack's just an 800m walk; historic Old Bridge Inn (a 3-min drive); main street & Foodworks (5-min drive); Woolworths (4-min drive)- Zoned for Gundagai South Public School (3 min) & Gundagai High School (5 min), with St Patrick's Catholic Primary School nearby (5 min) This tranquil family home on acreage is extremely attractive & comfortable. It enjoys stunning views of the surrounding gardens & hills, & a double remote controlled garage with huge workshop, so call Marya today on 0425 275 555 to learn more or book a visit.