

37 Warrataw Street, Gunning, NSW 2581



House For Sale

Thursday, 16 November 2023

37 Warrataw Street, Gunning, NSW 2581

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2023 m2

Type: House



Cazzy Blyss

\$670,000

Are you in the market for a home in prime location, large block within an expanding township? I welcome you to 37 Warrataw St Gunning. Upon entering the home, you are greeted by the light filled lounge room with a cosy slow combustion wood heater perfect for our cold chilly winters. Adjoining the lounge is the dining room and combined kitchen with a large breakfast bar, electric cooktop and oven, dishwasher and ample of storage. Consisting of three bedrooms, two with built in robes and ceiling fans, the whole house has been modernised with new flooring throughout, new double blinds to windows and vertical blinds to the sliding doors. The upgrades have also continued through to the functional laundry. Situated on a large secure land size of 2023m² the yard space is every kids dream with abundance of room to play. The original old stables could be bought back to life so you can even have a small pony! The yard has been fenced into a separate house yard with the rear of the block having dedicated area for the chicken coop, veggie patch and green house for those with a green thumb. Entertain your family and friends all year round with ease under the large covered alfresco conveniently accessible from the kitchen/dining. There is plenty of off street parking along with a double garage toward the rear of the property. LOCATION LOCATION: Across the road you have the fantastic facilities such as the showground, tennis courts, skate park with outdoor gym equipment and play ground. The Gunning Public School and main street are within walking distance and a mere 450 meters to the local swimming pool and park. A school bus commutes to Yass, Goulburn with connections available for Canberra schools. Gunning is a thriving and expanding community within an easy commute to Canberra, Yass and Goulburn. Services available include but limited to Service Station, mechanics, Cafes chemist, doctors post office agriculture store and the Local Hotel for a meal or a cold drink. Gunning has many community organizations that you could join and become apart of the friendly and welcoming community. At a Glance: 3 Bedrooms 1 Bathroom 2 Car Garage 2023m² block size Lot 17 DP 1059458 Rates \$2788.00 pa All town services- water, sewage, garbage collection Great location