

5 Warrataw Street, Gunning, NSW 2581

House For Sale

Tuesday, 30 April 2024

5 Warrataw Street, Gunning, NSW 2581

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



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Auction Wed 22nd May 4pm

Here is an excellent opportunity to secure a traditional, four-bedroom, two-bathroom country home, steeped in history with potential to offset your mortgage via the self-contained and separately metered cottage. Once known by the locals as the town's original butcher shop, the home is filled with traditional features, energy efficient options and is picture perfect, with charming street appeal and a quintessential country lifestyle on offer. Set close to the front perimeter, the home welcomes you with a cosy front veranda and high-pitched metal roof adorned with solar panels. Inside, a mix of modern and original features are sure to delight as you add your own touches and furnish with your family in mind. Low-maintenance floor surfaces and extended decorative ceilings are just some of the period features that combine with aluminum shutters and double-glazed windows in some parts of the home that bring it into a lifestyle with today's values in mind. The well positioned, updated kitchen provides extensive cabinetry, good work surfaces and quality appliances including a dishwasher. The adjoining dining space is flooded with natural light and offers direct access outside. Extended in part, the clever combination of practical and functional living spaces add to the functionality of the home with gas heating, a fireplace, ceiling fans plus a clever, 'Ventis' ventilation system. The home sits on a very generous, approximately 1,600sqm parcel of land, that has been landscaped with an abundance of colour while also providing delightful spaces to relax, unwind or cultivate in. There are two large sheds, a pergola area plus rainwater tanks already in place. The freestanding, weatherboard cottage/studio sits proudly beside the home, sensibly separated and yet close enough for a variety of purposes including a home office, studio space or even a rental. The home is located just moments from the town centre and it is just a short commute to Canberra, Goulburn and Yass.

- Freestanding four bed home plus studio
- Separately metered self-contained studio
- Updated kitchen, light filled living spaces
- Gas heating, fireplace, 'Ventis' ventilation system
- Solar panels, some double-glazed windows
- Established gardens, sheds, water tanks
- Close to town, easy access to highway

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.