

# 8 Eunony Bridge Road, Gumly Gumly, NSW 2652

## House For Sale

Thursday, 13 June 2024

8 Eunony Bridge Road, Gumly Gumly, NSW 2652

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 7107 m2

Type: House



Ryan Smith  
0449592211



Bee Anderson  
0415680892

## **Auction on Site Saturday 13th July at 11.30am**

If you are looking for a rural lifestyle where you can enjoy the peace and quiet but want the convenience of still being close to town, then this home could be the perfect choice. This property offers the ideal family lifestyle that would be the perfect place to call 'home'. Situated just under 2 acres that fronts both Eunony Bridge Road and Gumly Road this renovated brick home offers an affordable option to enjoy acres within minutes to Wagga. Featuring two separate living rooms, well equipped and modern kitchen with dishwasher and walk in pantry. Modern bathroom caters to contemporary living, while multiple split systems with cooling and heating offer all year round comfort. The master bedroom offers a large walk in robe, all three additional bedrooms feature built-in storage for convenience. Offering a huge 10kw solar system with 34 panels over the house and roof, it will ensure your outgoings are kept minimal. With the acreage divided into a well maintained house block with beautiful lawns and gardens, separate blocks with triple colour bond shed with power and plumbing with second bathroom plus an adjoining block suitable for stock or crop. There is plenty of room to make the most of rural setting. Zoned B6 this property lends itself to a zone where permissible uses include food and drink premises, bulky goods premises, business and office premises, hotel or motel accommodation as well as light industrial uses. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://prdwagga.com.au/privacy-policy//>