

9 Nincoola Street, Guyra, NSW 2365



House For Sale

Wednesday, 20 December 2023

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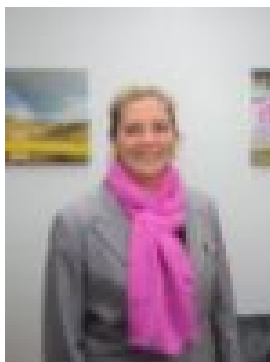
Bedrooms: 4

Bathrooms: 2

Parkings: 4

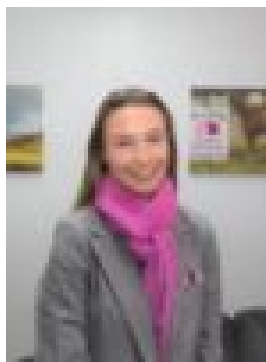
Area: 939 m2

Type: House



Sue Ross

0267791276



Alice Stanley

0498606104

\$650,000

Welcome to your dual living, charming home, a perfect blend of comfort and timeless elegance. Nestled in a quiet, but convenient neighbourhood, this beautifully presented property offers a unique opportunity to purchase two homes on one title. Live in the main house and the separate Airbnb unit at the back can be utilised for guests or a supplementary income. This property is conveniently located 1 block away from the Guyra CBD which is equipped with grocers, a pharmacy, cafes, and unique gift shops. Not only is it perfect for you, but also perfect for your guests. Main Residence Step inside the wheelchair friendly main residence, where sun-soaked floors meet a timeless charm. The open concept living, and kitchen space boasts ample natural light, with large windows, highlighting a smooth flow from the exterior of the property to the main entertaining area. The lengthy kitchen boasts plenty of room, storage, and bench space, perfect for when you have more than one meal on the go. You'll be pleasantly greeted with room to move, and a connecting rumpus or office, accessed through beautiful sliding barn doors from the kitchen. Although cozy, this room offers a large window to allow light to flow through, and a wood heater. The adjoining room to this is of similar characteristics, perfect for a kid's play area or second living. The master bedroom is a throwback in time, showcasing beautiful roof cornices and generous closet space. Two additional well-appointed bedrooms provide comfort and versatility, perfect for guests or a growing family. The renovated bathroom features modern fixtures and a versatile space, with a vanity, toilet, and shower over the bath. To add to the appeal of this home, enjoy basking in the sun of your fully enclosed sunroom in the winter chill. Airbnb Unit: A hidden gem awaits at the back of the property – a self-contained Airbnb unit, offering privacy and convenience for guests. The modern unit is thoughtfully designed with a comfortable bedroom, a well-equipped kitchenette, combined bathroom and laundry, fitted for wheelchair access. Guests can enjoy a separate entrance, ensuring a seamless experience without disturbing the main house. The backyard is a shared space, allowing guests to unwind. Whether it's a quiet morning coffee or a cozy evening under the stars, this property provides a unique opportunity for both residents and visitors to enjoy a home away from home. Outside there are sheds galore. The double garage has power and plenty of space, there is a double carport and 4 garden sheds. The current owner uses one shed as a greenhouse but would easily lend itself to housing chickens. The gardens are low maintenance with a raised veggie bed. There is a new 3kw solar system on the main house. Welcome to a lifestyle where comfort, style, convenience, and a second income converge seamlessly.