

**99 Yass Street, Gunning, NSW 2581**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2921 m2**

**Type: House**

## Contact agent

There really is nothing quite like the allure of a home that's rich in history and character, and this c1852 beauty certainly radiates all the authenticity you'd expect from a home of its era. From the original stone footings and stairs that adorn its transitional Georgian façade, to the generously proportioned and richly layered interiors that are at the heart of what it embodies, every inch of this home exudes a timelessness that is sure to captivate. Of course, it's the little things that make a house a home...savouring the warmth of the slow combustion fires, soaking up the winter sun on the patio, and relishing the changing of the seasons in the glorious garden. Originally built by wealthy local landowner Henry Saxby, there's no denying this residence has held its age with grace and promises an impressive legacy for its new owners. - Exuding immense traditional charm with soaring ceilings, ornate ceiling roses, and original cedar skirtings and detailing- Generous floorplan is exceptionally versatile, with a home office at the rear also benefiting from its own entrance- Spacious kitchen, meals and living area enjoys the cosy warmth of a slow combustion fire- Main bedroom is a palatial retreat and includes a walk-in robe, modern ensuite and fireplace- Three additional bedrooms share access to a stylishly appointed contemporary bathroom - Classic veranda wraps around to the rear where a sun-bathed pergola covered patio is draped in seasonal vines- Sprawling park-like garden surrounds are abundant in established trees, ensuring absolute privacy- Added benefits include a laundry and mudroom, as well as two parking spaces at the rear- Gunning village zoning allows for a variety of residential, holiday or commercial uses (STCA) You'll love being able to wander down the tree-lined front path and into town where you can enjoy the local cafes, pub, and village shops. Travelling further afield is also made easy with the train station nearby, and the accessibility of the Hume Motorway. For more information contact Mark Heaton on 0401 683 977 Disclaimer: While we make every effort to ensure that the information we provide you is correct and up-to-date, we do not warrant its accuracy or reliability. Interested parties should exercise their own independent skill and judgement before they rely on it. In any important matter, you should seek professional advice relevant to your own circumstances. Interested parties should rely on their own enquiries.