

81 Yass Street, Gunning, NSW, 2581



House For Sale

Monday, 14 October 2024

81 Yass Street, Gunning, NSW, 2581

Bedrooms: 1

Bathrooms: 1

Type: House



Trish Brewer
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Circa 1900's Shopfront Charmer, Gunning

Located in the centre of the Gunning village, this pretty shop front cottage has undergone a lovely renovation.

This two-level freestanding cottage building is an amazing opportunity for investors, or you can stop paying rent and start your own "live in" business. The building offers direct street frontage with double doors opening onto Yass Street.

As you enter from the street you are greeted by a large open plan area offering potential for future business opportunity, Airbnb, or a living room if you're looking for a cottage home. The ground floor comprises the open shop front, kitchen, sitting room, dining room, bathroom, while the first floor contains a bedroom.

Offering a new cottage kitchen with timber benchtops, dishwasher, oven and sweet garden view. Dining room with cosy sitting room, small electric fire, heating and cooling system.

Upstairs you will find a unique loft bedroom with enchanting timber beam ceilings, dormer windows and new heating and cooling system. Combined bathroom and laundry, enclosed courtyard, inviting rear garden and original timber studio.

Updates include new concrete slab, solid timber floors, painting, oiling of the timber beams, Internet with dish on roof, courtyard fence, Silhouette and Honeycomb blinds, updated kitchen plumbing, and new digital electricity box.

81 Yass Street is a long narrow block, with side lane access opening up behind the cottage and studio, offering a private garden and ample off-street parking. Town water and sewer.

This property makes a perfect downsizer or investment, particularly if you are looking for a new direction or a bit of space in the heart of Gunning.

Gunning is a thriving country village, full of creative folks, annual art festival and fireworks evening that typically brings thousands of people into the community.

The Property is conveniently located in the centre of the Gunning village within walking distance to all village amenities and services. 47* kilometres from Goulburn, 39* kilometres from Yass, 58* kilometres north of Canberra and 204* kilometres southeast to the M5/M7 intersection Sydney.

This is truly one of the most enchanting buildings on the market. Charm and Character! It's all here!

For sale by Expression of Interest, closing 11am (AEDT) Thursday 14 November 2024.

To request further information regarding this impressive opportunity, please contact Trish on 0409 524 901.

*Approximately