

19 Charlotte Street, Gundagai, NSW 2722



Lifestyle For Sale

Tuesday, 25 June 2024

19 Charlotte Street, Gundagai, NSW 2722

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 2 m2

Type: Lifestyle



Marya Stylli

\$695,000

A gentle mist shrouds the distant rolling hills, slowly subsiding to reveal the full morning glory. This spectacular panoramic view from the north-facing wraparound verandah is yours to delight in all day, every day. Located in a quiet cul-de-sac, the elevated brick-and-tile residence on 2.19 hectares (over 5.4 acres) has been built around the splendid vista, with large windows embracing picturesque landscapes. Although surrounded by nature, the main street of charming Gundagai is within 3 km. THIS IS A RARE OPPORTUNITY TO ENJOY A RELAXED LIFE ON A BEAUTIFUL BLOCK IN AN IDYLIC LOCATION WITHIN A FRIENDLY COUNTRY COMMUNITY.- The huge elevated block slopes gently down towards the street & the northern views, & is stunningly beautiful with lawns & mature gardens- Connected to power, town water & sewer- Zoned Large Lot Residential, with potential to subdivide into two or more lots, perhaps building a house & selling house & land (subject to council approval)- Ready for a hobby farm with two dams & stock yards- One entry is to the open-plan family, dining & eat-in kitchen area, with superb views in two directions over the township, river & hills- The well-appointed kitchen includes an above-bench oven, new ceramic cook-top & range-hood, pantry, breakfast bar, ceiling fan & servery window to the verandah- Another entry is to the air-conditioned living room which also enjoys large windows with views in two directions & direct access to the north-facing wraparound verandah- Both carpeted bedrooms are a good size, well-lit & with a built-in robe & ceiling fan, the master bedroom with air conditioning- A third bedroom or study/nursery with south-east-facing window- The bathroom includes a wide vanity, shower & separate toilet- Ample parking: A fully paved driveway leads to a single lockup carport with direct access to the front verandah; plus adjoining paved parking spaces for another two cars; plus a gravel driveway leading to a second lockup single garage; plus a separate workshop; plus a machinery shed with high ceilings (suitable also for caravan/campervan & truck; ride-on mower, boat, trailer & motorbikes);FURTHER HIGHLIGHTS INCLUDE: A separate laundry with door to outside; two linen closets; security doors; 9-panel solar system; two garden sheds & a restful semi-enclosed BBQ area with views & its own paved walkway from the houseHEAVENLY HAVEN with COUNTRY CONVENIENCE- Main street shops (just 3 km); Woolworths & Foodworks (3.4 km)- Medical centre (3.1 km) & Hospital (2.3 km)- Zoned for Gundagai Public School (1.7 km) & Gundagai High School (3.1 km), with St Patrick's Catholic Primary School nearby (3.7 km)- Creek as well as river moments away for fishing, boating, swimming & strollingDon't delay making that lifestyle change. Call Marya today on 0425 275 555 for further information on this peaceful acreage or arrange an inspection