

# Lot 1&2, 15 Fry Street, Gundagai, NSW 2722



## Lifestyle For Sale

Wednesday, 8 May 2024

Lot 1&2, 15 Fry Street, Gundagai, NSW 2722

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2782 m2

Type: Lifestyle



Marya Stylli

**\$585,000**

Whether you're after a country home, a rural get-away or an investment home, this superb property will bring daily delight for the residents. Seated just a 1-min walk from the Gundagai South lookout, this beautiful three-bedroom home with study room enjoys a spectacular panoramic view of the historic Gundagai township, the Murrumbidgee River winding through the green valley with its contented sheep & horses & the distant mountains. You will spend many an hour on the wide wraparound covered decks, serenely admiring your garden & watching the landscape change dramatically as the sun & clouds follow their paths above. -? Located on a huge 2,782 m<sup>2</sup> block with established landscaped gardens, this weatherboard home has period features throughout, including charming decorative window & door frames; decorative skirtings, architraves & picture rails; & lead-light windows. -? The living room with meals area is comfortable with high ceilings, reverse-cycle air conditioning, wood-fire heater; stunning views & a cosy window seat nook for relaxed reading. A second living or formal dining room is warmed by a wood combustion heater & also benefits from the views. -? The large kitchen is bright & has timber cabinetry & bench-tops & cupboard built into the old fireplace. -? Enjoy family barbecues & alfresco dining on the elevated wraparound timber verandah with sweeping vista & stairs down to the beautiful garden. -? Oversized single lockup garage with shelving & extra workshop space plus 2 internal storage rooms. -? A broad gravel driveway allows for parking of extra cars, caravan & boat. -? A 50,000-litre water tank for the house with the total water capacity for the property being 79,500-litres when utilising the extra three water tanks. SO MANY HIGHLIGHTS, INCLUDING: Soaring ceilings, cypress pine flooring & panelled doors throughout; three good-sized bedrooms; modernized bathroom; study room; internal laundry; two fireplaces for warmth; ceiling fans; A/C; abundant storage under the house & balconies (& in the roof space); gas outlets; recent cladding & steel roof; insulated walls & ceilings; fitted taps around the gardens; rubble-drain septic system; & fully fenced. -? The adjoining house is also selling. ROOM TO STRETCH, BUT STILL CLOSE TO TOWN. -? South Gundagai eateries & Gundagai main street (both within a 4-min drive). -? Zoned for Gundagai South Public School (just a 7-min walk) & Gundagai High School (7-min drive), with St Patrick's Catholic Primary School nearby (4-min). -? Easy highway access; Canberra (1 hr 55 min); Sydney (4 hr); Melbourne (5 hr). Call Marya today on 0425 275 555 for more information or to arrange an inspection.