

# 1 Church Street, Gresford, NSW, 2311

## House For Sale

Thursday, 28 November 2024



1 Church Street, Gresford, NSW, 2311

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Sharon Hill

## **Unlock the Potential!**

Nestled in the picturesque township of Gresford this spacious brick veneer home offers plenty of potential, whether you're looking to add value, invest or simply settle into country life and enjoy. With its welcoming ambience, established gardens and prime location, this property offers the perfect canvas for your personal touch.

Beautifully and thoughtfully designed, this property offers a harmonious blend of comfort, space and convenience, making it an ideal choice for growing families, or those seeking to expand their investment portfolio.

Conveniently situated on a corner block of 1225m<sup>2</sup> with double driveway access and close proximity to the local Gresford Public School and corner store, this property is perfect for all!

- 4 generous bedrooms, all with built ins and ceiling fans
- Multiple living areas, ensures there is plenty of room for the family
- Sundrenched north easterly aspect
- Lovely verandah to welcome the morning sun
- North facing lounge room with air conditioning
- Well designed kitchen with ample bench space and plenty of storage
- Spacious open plan family room and dining area with split system air conditioner
- Main bathroom is generous in size and complete with vanity, shower, bath & toilet
- Second separate toilet for added convenience and a very large laundry
- Fantastic storage with a large linen cupboard
- Study, for those who work from home remotely
- Enclosed timber deck, perfect for entertaining
- Solar panels to reduce electricity costs
- For the shed enthusiast, there is 9.8 m x 7 m double garage with workshop and an additional 7 m x 5.7 m carport

Don't miss this rare opportunity to make this versatile home your own, with space, charm, and endless potential to be unlocked and offering plenty of scope to improve and simply enjoy!

Contact Sharon Hill on 0409 939 737 to arrange your private inspection.