

**54 Hanley Ln, Gundagai, NSW, 2722**



**House For Sale**

Thursday, 28 November 2024

54 Hanley Ln, Gundagai, NSW, 2722

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Split-Level Home with Abundant Natural Light Workshop & Separate Studio

This delightful triple fronted family home with red-brick lower level & white-weatherboard upper level is set perfectly on a large 969sqm (almost ¼ acre) block with attractive native gardens. The north-facing frontage allows for abundant natural light & the home is also orientated to make the most of the views over the valleys & distant rolling hills. Located in a quiet tree-lined country lane, the freshly refurbished home is in the heart of Gundagai, just a short walk from the main street.

- A concrete driveway leads to a & single lockup garage with perimeter shelving, plus off-street parking for up to four cars
- A front porch leads into the open living, dining & kitchen area of the upper level, with attractive wainscoting as well as a wood combustion heater & air conditioner for comfort
- The recently updated kitchen includes an island bench & stainless-steel appliances including a dishwasher & five-burner gas cook-top
- The spacious master bedroom enjoys a walk-in robe & magnificent views
- Also on this level are an updated bathroom with bath & overhead shower, & a bright laundry with direct outdoor access
- The lower level may be accessed by an internal staircase or from the outside. This level is made up of 2 bedrooms & has a large storage room/wine cellar at the base of the staircase: Bedroom two has outdoor access to the rear garden & huge built-in robe & shelving; Bedroom three has built-in shelving & TV screen & has direct outdoor access to the front garden;
- Overlooking the rear garden is a beautiful rustic studio & workshop, with a newly constructed timber deck
- The studio includes a wood fire heater, TV screen & a sink with space for a fridge to form a kitchenette - perfect for guest room/man cave/teenagers' retreat
- The two-room workshop is fully fitted out to suit any professional tradie with built-in benches; shelving with a spot for every tool; roof ventilator; concrete flooring with Structaflor panels for comfort & tool safety; windows with views; a bonus TV screen; & an adjoining storage room

**FURTHER HIGHLIGHTS INCLUDE:** Timber flooring throughout; freshly painted; NBN connection; four gas connections; 'Roofseal' tile roof treatment & new roof ventilators for climate control; soundproofing insulation between bathroom & master bedroom, new internal doors; outdoor BBQ area; firewood compartment for the studio (with a side door for easily collecting firewood); two garden sheds; newly landscaped; citrus trees (lemon, mandarin & orange)

### MOMENTS TO TOWN CENTRE

- Just a 6-min walk to the main street, you can take a short stroll to the famous art deco Niagara Café for lunch; Foodworks (800m); Woolworths (1.2 km); Criterion Hotel (900m); Medical Centre (550m); Hospital (2.2 km)
- Swimming pool (1.5 km); golf course (1.5 km); Gundagai Services Club & Bowls Club (1.3 km); Coach Stop for regional/Sydney buses (1.3 km)
- Zoned for Gundagai Public School (2.4 km) & Gundagai High (1.6 km), with St Patrick's Catholic Primary School (a 450m walk) & the Preschool (850m)

This home would be ideal for first home buyers or tradie or other home-based business operator. With proximity to the shops & high rental income potential, it will also suit investors, so call Marya today on 0425 275 555 to find out more or to arrange an inspection.