

**873 Black Gully Rd, Werris Creek, NSW, 2341**



**Rural For Sale**

Saturday, 16 November 2024

873 Black Gully Rd, Werris Creek, NSW, 2341

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Type: Rural**



Jessica Slade  
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## 'Granview'

LAWD is pleased to present 'Granview' 837 Black Gully Road, Werris Creek. Offering picturesque north easterly views and the convenience of town, the Property is the perfect start for a family looking for space.

The Split level, weatherboard home is situated on an elevated position capitalising on the rural outlook. Three spacious bedrooms with built-in robes, plus a large living area, open kitchen and separate dining room. A split-system air-conditioner and fireplace offer year-round comfort. The main bathroom has a shower, bath and vanity with a second shower located in the laundry with water closet. Featuring polished timber floors throughout the main living areas and kitchen. A modern kitchen features engineered stone bench tops, generous storage, electric appliances and a dishwasher. The 17\* metre by nine\* metre garage and carport is equipped with single-phase power, in addition, there are two further carports off the home.

Further features include

- Double garage with additional double carport
- Ring lock and plain wire fencing with steel and timber strainers
- Three stables and tack room
- Float or hay storage
- Cement troughs
- Enclosed veggie patch and chicken coup

Located within one\* kilometre from Werris Creek, 19\* kilometres from Quirindi and 45\* kilometres from Tamworth, Granview offers space with convenience at hand.

Don't miss your opportunity to view, for further information contact exclusive selling agent Jessica Slade on 0400 861 184