



125 Edward Street, **Gunnedah**

3 1 2

**Potential Plus**

- Are you looking for a property packed with potential for your first home or a solid investment opportunity in a sought after area?
  - If so, then we have the perfect property with all your desired elements with corner position offering development potential.
  - 3 bedrooms, 1 bathroom, single garage plus off street parking
  - Offering spacious lounge room & separate dining with reverse cycle air conditioner situated directly off the contemporary kitchen. Kitchen/ dining area open onto the paved area at the rear of the property ideal for outdoor Summer entertaining, a detached guest's room compliments the property and would be perfect for your visitors or as a teenager retreat.
  - 1055m2 block is fully fenced, future potential could see access from both Edward and Albion Streets. Estimated rental \$340 - \$360 pw in current condition
  - Set on the highly sought after end of Edward Street, nestled into the beautifully renovated neighbouring property with only minutes walk to Town pool complex, Porcupine lookout & nature reserve, South School, Nursing home and Parklands.
- FOR MORE INFO SMS 125 EDWARD TO 0416 907 810

1,055 sqm

**FOR SALE NOW \$245,000 - \$255,000**

ID# 11654110399

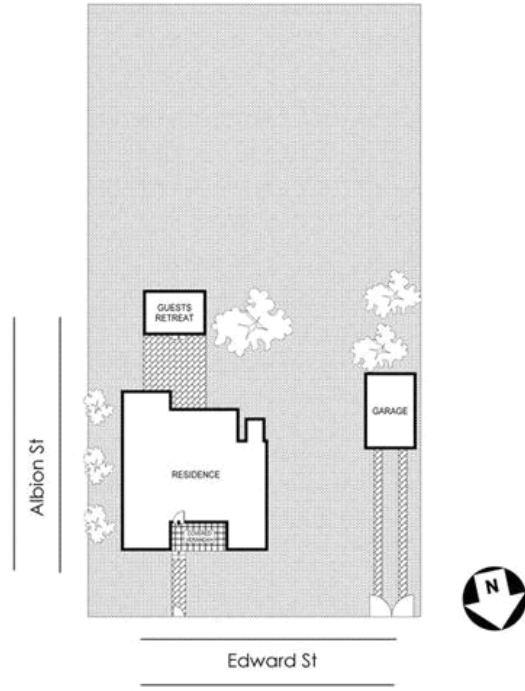
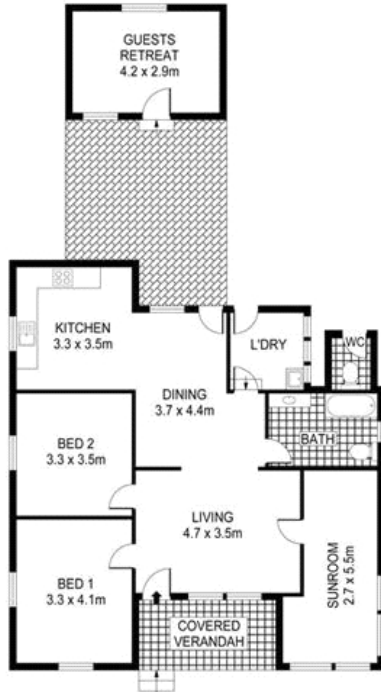


**Mike Brady**  
0488 420 266

**Peter Wills**  
0488 420 266

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

125 Edward St, GUNNEDAH



DWELLING : 93.86m<sup>2</sup>  
 GUESTS RETREAT : 12.18m<sup>2</sup>  
 WC : 01.65m<sup>2</sup>  
 VERANDAH : 07.80m<sup>2</sup>  
 GARAGE : 17.68m<sup>2</sup>

**PLEASE NOTE:**  
 Measurements are approximate and are to be used as a guide for indication of layout only. Direction of North symbol approximate only.