



125 Edward Street, **Gunnedah**

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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



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