



125 Edward Street, **Gunnedah**

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### Potential Plus

Auction Location: Gunnedah First National Office.

- 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 + 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 \$279,000 -  
\$289,000 OR AUCTION 15/2**

ID# 11654110399

### Auction Time

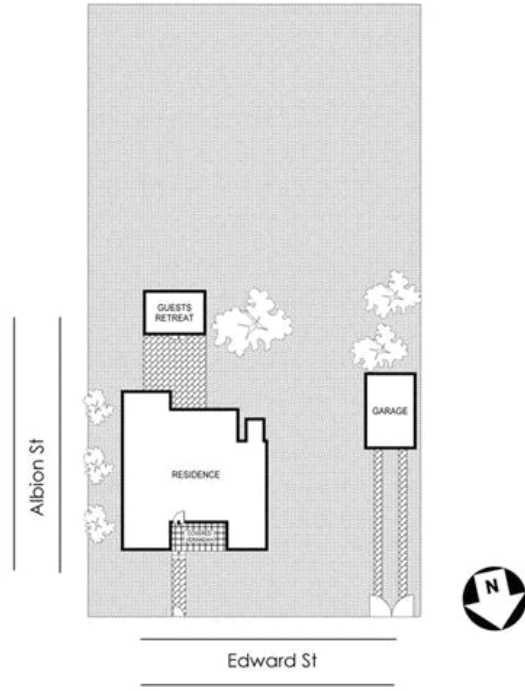
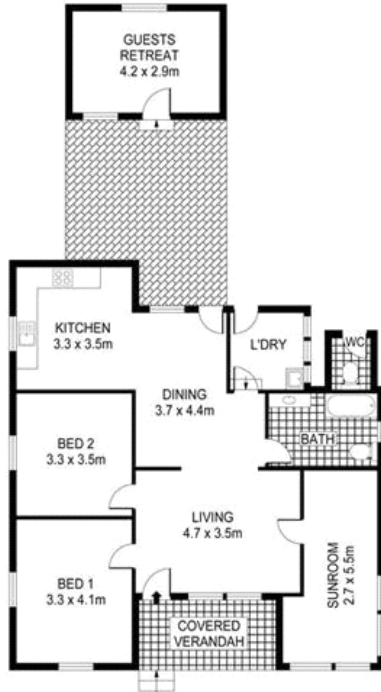
Thu 15 Feb, 4:00pm



**Katie Johnson**

0427 420 267

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.