



1 Llanrian Drive, Gowrie

SUPERSIZED FAMILY HOME ON 1.21 ACRES




Welcome to 1 Llanrian Drive, Gowrie —where space, functionality, and lifestyle come together in perfect harmony. Nestled in one of Gowrie's most desirable Streets, this impressive 6-bedroom, 3-bathroom residence is more than just a home, it's a private retreat, an entertainer's paradise, and a rare opportunity to secure 1.21 acres of flat, park-like land just minutes from the heart of Singleton.

Whether you're a growing family, a multi-generational household, or simply someone who craves wide-open spaces and room to live, work, and play. This property ticks all the boxes.

This generously proportioned residence offers multiple living zones, creating separation and flexibility for families of all sizes. With up to 6 bedrooms, including a fully self-contained flat, it's ideal for older parents, teenagers seeking independence, or even a potential rental or guest space.

The main residence features:

- Multiple spacious living areas! perfect for formal and informal gatherings
- Kitchen with ample bench space and storage

6  3  6 

FOR SALE
\$1,025,000

AGENTS

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Well-appointed bathrooms including ensuite to the master
- Built-in wardrobes throughout and great natural light
- Thoughtful layout offering privacy and flow

For tradies, hobbyists, or business owners, the massive 100sqm industrial shed is a true standout feature. With it's generous height, wide access, and durable construction, this space is perfect for a home workshop, vehicle storage, or even a business base (STCA). The extra-wide side access allows for seamless movement of large vehicles, trailers, or equipment.

The home is perfectly positioned on a fully usable 1.21-acre allotment, surrounded by lush lawns, mature trees, and open space for kids to explore and families to relax. Whether it's weekend barbecues, backyard cricket, or simply enjoying the serenity of nature, this is outdoor living at its best.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Jack Fisher 0438165825 - 7 days for all inspections & further information.

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MORE DETAILS

Property ID	1EJ1F6H
Property Type	AcreageSemi-rural
Land Area	4885 m2
Including	Ensuite Air Conditioning Toilets (3) Built-in-Robes Close to Schools Close to Shops Close to Transport Heating High Clearance Liveability Pool

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TOTAL: 65 m2
FLOOR 1: 65 m2
EXCLUDED AREAS: BEDROOM: 13 m2, LIVING ROOM: 18 m2, FAMILY ROOM: 27 m2,
ROOM: 9 m2, FOYER: 9 m2, KITCHENETTE: 32 m2,
HALL: 14 m2, W.I.C.: 3 m2, LAUNDRY: 7 m2,
FULL BATH: 5 m2, PANTRY: 2 m2, SCREENED PORCH: 26 m2,
PORCH: 6 m2, PATIO: 84 m2, DECK: 61 m2,
UNDEFINED: 2 m2, KITCHEN: 14 m2, BREAKFAST NOOK: 10 m2,
DINING AREA: 13 m2, WALLS: 13 m2

FLOOR PLAN

1 Llanrian Dr
 Gowrie NSW 2330

DISCLAIMER: Plans shown are for presentation purposes only and not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

