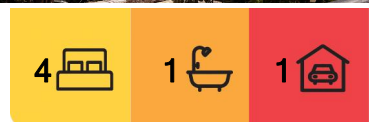


## Gunnedah, 17 Abbott Street

Calling Astute Investors

This property is POSITION, POSITION, POSITION

- Perfectly located for the potential Air BnB. Similar properties attract \$1,000 for a minimum of 3 days
- Unfurnished would estimate a minimum of \$600-\$650 per week
- Located a short walk from pubs, clubs and restaurants
- The property includes 4 spacious bedrooms. All with BIR, ceiling fans and split-systems
- Situated on a generous 967m2 block
- The property is close to everything yet offers privacy and seclusion with fully-fenced gardens and mature trees providing a peaceful retreat that's only a stone's throw from the main street
- The heart of the home is the open-plan living and dining area, featuring a wood fireplace for cosy evenings. Flowing seamlessly from this space is the undercover entertaining area, perfect for hosting gatherings or simply enjoying the beautiful backyard



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7DJG81](http://ljhooker.com.au/7DJG81)

**Contact**  
**Richard Gallen**  
0428 651 076  
[rgallen.gunnedah@ljhooker.com.au](mailto:rgallen.gunnedah@ljhooker.com.au)  
**Rosie Gallen**  
[rosiegallen@ljhooker.com.au](mailto:rosiegallen@ljhooker.com.au)



**Disclaimer:** 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 Gunnedah**  
**(02) 6742 6767**

- Double-brick construction provides sound and temperature insulation
- 17 Abbott Street embodies elegance and sophistication of the early 1900's offering a rare opportunity to own one of the few Gunnedah properties that are of this era
- Recent coal mining expansion has increased the demand for serviced accommodation
- Ornate high ceilings, skirting boards, chandeliers, and ceiling roses add to the character and allure of the home. Marble fireplaces are a beautiful feature in two bedrooms

Call the LJ Hooker Gunnedah sales team for more information to book an inspection on 02 6742 6767.

## More About this Property

Property ID	7DJG81
Property Type	House
Land Area	967 m²
Including	Toilets (2)

**Richard Gallen 0428 651 076**  
 Licensee | rgallen.gunnedah@ljhooker.com.au  
**Rosie Gallen**  
 Sales Agent & Marketing | rosiegallen@ljhooker.com.au

**LJ Hooker Gunnedah (02) 6742 6767**  
 170 Conadilly Street, GUNNEDAH NSW 2380  
 gunnedah.ljhooker.com.au | gunnedah@ljhooker.com.au

