



5 Eighth Division Memorial Avenue, Gunnedah

## Renovated Weatherboard Home in Exceptional Location

5 Eighth Division Memorial Avenue is a unique North-facing residence.

Perfectly blending classic character with modern updates, this home is ready for you to move straight in and enjoy.

The property features:

- Renovated modern spacious kitchen with butlers pantry
- Open-plan family and dining area with new wood fire heater, ceiling fan and split-system
- 3 comfortable bedrooms with spit-systems, BIR plus a mudroom, office or rumpus
- Set on a large 1,000m<sup>2</sup> block
- Tastefully renovated modern bathroom with stylish finishes
- Polished floorboards and high ceilings
- North-Facing Enclosed Front veranda/living Room. The perfect spot to be on a winter's day
- Undercover entertaining area with work shed and external toilet
- Solar panels &ndash; a bonus for the current ever-increasing electricity bills
- Fully-fenced property with lane-way access to backyard. Perfect

3  1  2 

**FOR SALE**  
\$599,000

### AGENTS

Richard Gallen  
0428 651 076  
rgallen.gunnedah@ljhooker.com.au

### AGENCY

LJ Hooker Gunnedah  
(02) 6742 6767

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.



- for those requiring trailer/caravan parking or additional storage
- Zoned residential medium density for any future development
- Conveniently central to the local hospital, Tafe, schools, day care centres and pre-schools, CBD and perfectly located across the road from the town pool.

For more information or to book your private viewing, please contact the LJ Hooker Gunnedah Sales Team on 02 6742 6767.

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 7G3G81   |
| Property Type | House  |
| Land Area     | 999 m2   |
| Including     | Air Conditioning<br>Toilets (2)<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Solar Panels |

**Richard Gallen 0428 651 076**

Licensee | [rgallen.gunnedah@ljhooker.com.au](mailto:rgallen.gunnedah@ljhooker.com.au)

**LJ Hooker Gunnedah (02) 6742 6767**

170 Conadilly Street, GUNNEDAH NSW 2380  
[gunnedah.ljhooker.com.au](http://gunnedah.ljhooker.com.au) | [gunnedah@ljhooker.com.au](mailto:gunnedah@ljhooker.com.au)

