



LJ Hooker  
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## Gunnedah, 8 Kirkpatrick Close

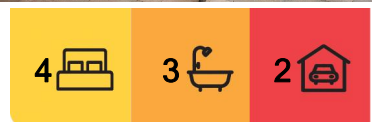
### PRICE REDUCTION

Our vendors have reduced the price of this family home to \$725,000. At this price it becomes a very attractive purchase for the family who require 4 bedrooms and an office and 2 main living areas.

This stunning home is located on the sought-after quiet family-friendly street of Kirkpatrick Close with amazing views. It offers a perfect balance of comfort and luxury on a spacious 2,073m2 block.

Boasting four bedrooms with built-in robes plus a study, this large floor-plan residence is ideal for growing families seeking a peaceful and prestigious lifestyle. The interior features two generous living areas, two dining spaces and ample space for all the family possibilities. The expansive master suite includes a walk-in wardrobe, spacious ensuite with extra space to include a lounge looking over the mountain views.

Outside, the property is ideal for hosting barbeques and entertainment with both covered



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7D8G81](http://ljhooker.com.au/7D8G81)

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



and uncovered dining as well as a firepit overlooking the northerly view.

The property provides an excellent opportunity to put your own family mark on it.

#### Features:

- Prestigious location close to Golf Course and Schools
- North-facing elevation capturing the picturesque views of the Kelvin Hills and Mt Kaputar
- Spacious master suite with walk-in robe and ensuite
- Ducted evaporative and woodfire heater
- Double garden-shed on concrete slab with covered carport
- The best of both worlds with covered and uncovered entertaining zones outside
- Double lock-up garage with room for storage and internal access
- Peaceful and family-friendly neighbourhood
- 2,073m2 block
- Large low-maintenance garden with natives, established trees, garden and rear yard access

All reasonable offers will be considered. This is a must to come and inspect.

## More About this Property

Property ID	7D8G81
Property Type	House
Land Area	2073 m <sup>2</sup>

**Richard Gallen 0428 651 076**

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

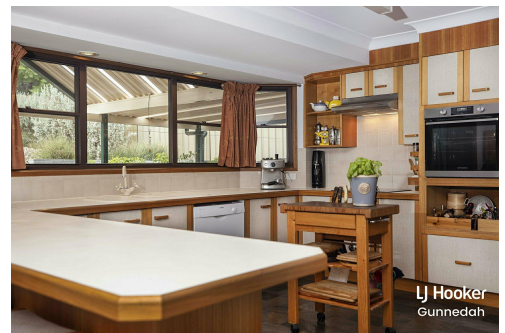
**Rosie Gallen**

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