







8 Wombat Street, Gunning

Big Block Potential Close to the Heart of Gunning

Set on a huge 2,045sqm block in one of Gunning's established residential pockets, 8 Wombat Street is a genuine opportunity to secure space, value and village convenience in a well-connected Southern Tablelands township. Positioned close to the heart of town and with the Hume Highway only around a kilometre away, the property is well placed for buyers wanting a country base just an hour drive from Canberra, 25 minutes from Yass, 30 minutes from Goulburn and Sydney about two and a half hours drive.

Freshened up and ready for its next chapter, this is a home where the potential is easy to see. The layout is practical, while the expansive block gives you room to improve, landscape, extend or simply enjoy the space over time, subject to council approval. Whether you are looking to enter the market, create a country weekender, invest in a growing village setting or add your own touch to a home with good bones, this is the kind of property that gives you options.

What makes the address especially appealing is the balance between country atmosphere and everyday convenience. Gunning offers a K–6 public school, a community-based early learning centre, a library, community health services, a rail station and family-friendly recreation

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FOR SALE
$460,000 to $500,000

AGENTS

Alan Tongue
0412 630 977
atongue@ljhookercountry.com.au

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

AGENCY

LJ Hooker Country Canberra
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

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at Barbour Park, with its playground, BBQ facilities and seasonal pool. It is a small but established town of 820 residents with a proud history, heritage character and an active community calendar.
3 bedrooms, wood-fire heater in lounge room, bathroom has bathtub and separate laundry room. Large shed, previously used as an office.

Surrounded by established homes
Annual council rates with Upper Lachlan Shire Council are $2991.14
Independent professional Building and pest inspection report available.

MORE DETAILS

Property ID	KQJ09
Property Type	House
Land Area	2045 m2
Including	Dishwasher











Alan Tongue 0412 630 977
Licensed Agent | atongue@ljhookercountry.com.au
Troy Thompson 0408 694 917
Director | Head of Land Marketing | Licensed Agent |
troy.thompson@ljhooker.com.au

LJ Hooker Country Canberra (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
countrycanberra.ljhooker.com.au | country@ljhookercountry.com.au

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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