



8 Wombat Street, Gunning




## Big Block Potential Close to the Heart of Gunning

For enquires please contact Katrina Burgers

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

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**FOR SALE**  
\$480,000 to \$520,000

**VIEW**  
By Appointment

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

**AGENCY**  
LJ Hooker Country Canberra  
(02) 6213 3999

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**

K-6 public school, a community-based early learning centre, a library, community health services, a rail station and family-friendly recreation 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](mailto:atongue@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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