

"Groveswood 10221 Kamilaroi Hwy, Gunnedah, NSW 2380

For Sale| Price Guide \$1.13m -  
\$1.25m

Lifestyle 5  1 



## Conveniently Located Lifestyle Property Just Minutes from Gu

Davidson Cameron & Co is pleased to present "Groveswood" for sale.

A conveniently located Lifestyle property that's ideally positioned a few minutes from town

Spacious timber home that offers the perfect blend of character, comfort and functionality set in a rural landscape that allows space for kids with horses and motorbikes or a small business setup.

Home featuring - -

- Large fully enclosed entertainment area, complete with modern lighting, heating and ceiling fans - the highlight for family gatherings that leads to the deck overlooking the swimming pool,
- Formal dining room with two family areas - lounge/TV rooms on either side, including "split-system" air conditioning and an almost new Kent firebox.
- Large bedrooms, four with built-in wardrobes, fans and carpeted, the master bedroom is air conditioned as well. The fifth bedroom makes a great home office or study.
- Centrally located kitchen with all modern appliances
- Modern functional bathroom
- Swimming pool (9m x 4.5m), high quality magnesium type, nicely paved and set in extensive garden area including shrubs, lawn and kids cubby house

The comfortable home is complimented by the space of 10 hectares that features

- Stables and round yard for the horse enthusiast
- Cattle yards and crush with adjacent holding yard
- Feed shed, chicken coop and dog run
- Six paddocks well fenced with hinge-joint and top barbed wire
- Troughs in most paddocks (connected to town water) and a reliable dam
- Rainwater and town supply stored in 22,500L poly tanks and reticulated to house and garden
- Stock bore - solar equipped but currently not used

If you would like a family home with character, space and the convenience of being only a few minutes from town - book your inspection today!

**Open for Inspection**

By Appointment.

### Listed By

Sam Leys

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Listing Number: 3532608