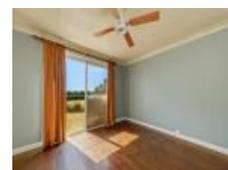


7 Camp Street, Grabben Gull , Crookwell, NSW 2583

Sold - 20/06/2025

House 2  1  3 



Endless Potential in Peaceful Grabben Gullen

This unique property offers a fantastic opportunity for those looking to roll up their sleeves and unlock its full potential. Set on a generous 2,300sqm (approx.) parcel of land, there's plenty of room to grow.

You'll also find a three-bay garage with an attached workshop (complete with slow combustion heater), a separate studio, multiple sheds, and three chicken coops - ideal for the hobbyist or those seeking a more self-sufficient lifestyle.

Originally a charming Anglican Church, the home boasts a spacious layout, including a huge 6m x 5.5m lounge room with a cosy fireplace and a separate enclosed verandah which is an ideal sunroom.

There are one to two large bedrooms, the main being particularly generous in size and featuring built-in robes. The kitchen has been updated and includes a pantry and LPG gas stove.

Bathroom with claw foot bath and vanity; separate toilet and internal laundry in between.

The property has mains power to the house and shed, ceiling fans in the main dwelling, an approved septic, small hot water system and 4 water tanks, with pump from one.

The property is being offered for sale for the first time in many years, with the home having been lived in for decades. While it could benefit from a thorough clean and some updates, it remains a solid base with dwelling permissibility in place. A significant bonus - the roof was replaced around 2017.

Outside, you'll discover a charming old orchard with a variety of fruit trees including quince, cherries, plums, pears, and nectarines - a true country delight.

Nestled in the peaceful village of Grabben Gullen, just a short 2-minute walk to the local Albion Hotel, a drive of round 10 minutes to Crookwell, and approximately 30 minutes to Goulburn.

Whether you're looking to renovate, restore, or reimagine, this property is brimming with possibilities.

Open for Inspection

By Appointment.

Listed By

Brett Storrier

