



97 Punch Street, GUNDAGAI, NSW 2722

Space, Views & Endless Potential

Positioned on a substantial 2,023.4m² allotment just moments from Gundagai's vibrant main street, 97 Punch Street presents a rare opportunity to secure a property brimming with potential in one of the town's most desirable locations.

Set in an elevated position, the home enjoys sweeping views across the picturesque Murrumbidgee River Valley, providing a stunning outlook rarely found so close to the heart of town.

The solid period-style residence retains much of its original character and charm, offering the perfect canvas for those looking to restore, renovate or add value over time. Comprising four bedrooms plus a versatile additional room that could serve as a fifth bedroom, second living area, home office or children's retreat, the home offers flexible accommodation to suit a range of lifestyles.

Practical updates have already been completed, including a functional kitchen renovation circa 2010 and a bathroom renovation circa 2015. Ducted evaporative cooling and natural gas heating provide year-round comfort while future improvements are considered.

TYPE: For Sale

INTERNET ID: 300P198174

SALE DETAILS

\$495,000

CONTACT DETAILS

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Lauren Roche

The expansive allotment provides ample space for gardens, shedding, recreation or potential further development and subdivision, subject to council approval.

Whether you're a first-home buyer seeking an affordable entry into the market, a renovator searching for your next project, an investor looking for future upside, or a developer attracted by the generous landholding, this is an opportunity not to be missed.

- Land Area 2,023.40 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1





