



138 Durham Road, GRESFORD, NSW 2311

Cherished home offering space, quality and lifestyle

Beautifully designed 4 bedroom brick veneer home on an expansive 1,609sqm double block located in the picturesque township of Gresford, within walking distance to school and the town's General Store and pub.

Main Features:

- Owner built in 1992, brick and tile
- 9ft ceilings throughout with timber balustrades defining living zones
- Large formal lounge room and separate formal dining room
- North-facing open plan Tasmanian Oak kitchen with plenty of storage, dining and family area filled with natural light
- Main bedroom with ensuite, (bath, shower, toilet) and spacious walk-in robe

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L39166996

SALE DETAILS

**CONTACT AGENT -
PRIVATE
INSPECTIONS ONLY**

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

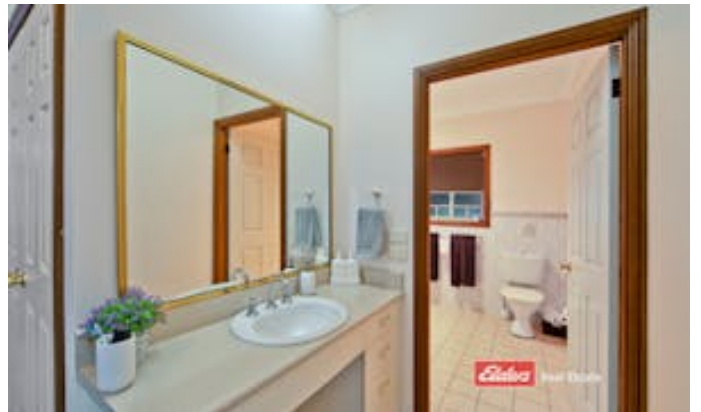
Sally Koppers
0438899703

- Second bedroom is oversized with built-in wardrobes and private access to side verandah
- Third bedroom with built-in wardrobe
- Fourth bedroom featuring a charming bay window
- Spacious main bathroom with large spa-style bath
- Ducted reverse cycle air conditioning plus gas outlet for year-round comfort, ceiling fans throughout as well
- Ducted vacuum system for added convenience
- Internal access to double lock-up garage with roller doors plus workshop or potential third garage space
- Additional 6m x 3m Colourbond garage with drinking water tank
- Covered outdoor entertaining / BBQ area overlooking the backyard with expansive rural views
- Securely fenced yard with colourbond fencing
- Laundry with external access
- Town water connected
- Electric Hot water & Solar Panels x 15

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 1,609.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Floorboards

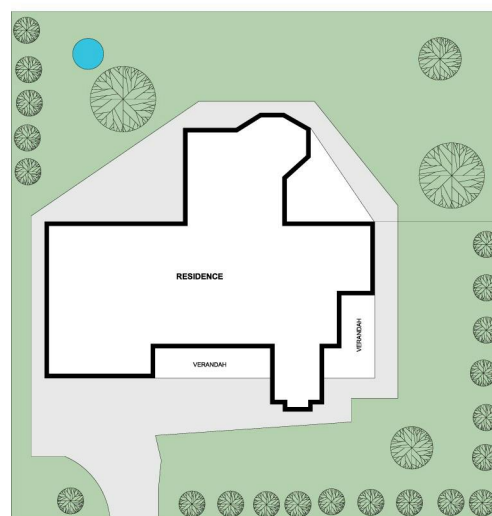
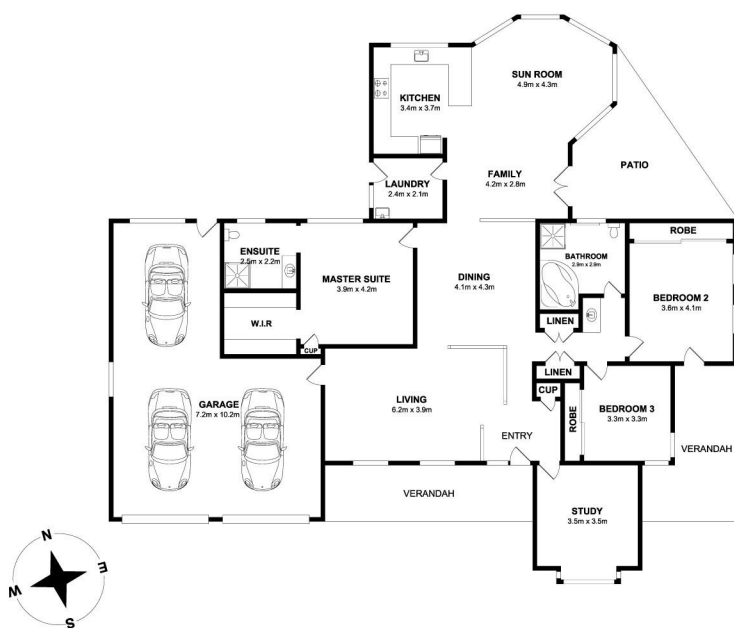






Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.

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SITE PLAN
(NOT TO SCALE)

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