



41 Fairview St, Gunnedah



## Spacious Family Living & Great Entertaining

Tucked away in a peaceful, family-friendly neighbourhood, 41 Fairview Street presents the ideal blend of space, comfort, and convenience for modern family living. This charming 4-bedroom home features a well-thought-out floor plan with two generous living areas, providing ample space for both relaxation and entertaining.

The open-plan kitchen, dining, and lounge area create a welcoming hub for family gatherings, while the additional living room offers flexibility for a media room, playroom, or a quiet retreat for the teens or parents. The home is equipped with 3 split-system air conditioners and ceiling fans throughout, ensuring year-round comfort and the large wood fire adds a cozy touch for those cooler months. The kitchen offers ample storage and functionality, while the additional toilet and shower room in the lower level provides

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Price	\$570,000
Property Type	Residential
Property ID	1305
Land Area	734 m <sup>2</sup>
Floor Area	140 m <sup>2</sup>

### Agent Details

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the additional toilet and shower in the laundry provide added convenience for busy families.



The expansive outdoor areas are perfect for entertaining, hosting guests or enjoying relaxed family meals in the fresh air. The fully fenced backyard is perfect for children and pets, offering a safe and private space to play, while the low-maintenance lawns and gardens ensure ease of care. A single garage with under-house access provides secure parking, along with plenty of extra storage space.

41 Fairview Street offers the perfect family-friendly lifestyle, with plenty of room to grow, relax, and entertain. This home is ready to move into and enjoy. Don't miss the opportunity to make this fantastic property yours, contact us today to arrange your viewing!

Rates Approx. \$2,590 per annum.

**DISCLAIMER:** Whilst all care is taken with the information supplied no warranty is given and you must rely on your own enquiries.

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