



22 Abbott St, Gunnedah



Versatile & Charming 4 Bedroom Property

A rare opportunity to secure a versatile, MUI Mixed Use-zoned property in a premium central location!

Built in 1952, this timeless brick and tile property boasts a functional and flexible layout, offering plenty of space and character. Whether you're looking to establish a professional office, develop a new business venture, or transform it into a comfortable residence, this property is ready to meet your needs.

Property Features:

- 4 well-sized bedrooms plus a dedicated office and sunroom.
- 2 bathrooms.
- Well sized kitchen with plenty of storage, flowing into a separate dining area and formal lounge complete with

4 2 2 1,054 m²

Price	\$680,000
Property Type	Residential
Property ID	1331
Land Area	1,054 m ²
Floor Area	164 m ²

Agent Details

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Office Details

Gunnedah
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a wood fireplace.

- Polished timber floorboards, shutters & decorative cornices and archways throughout ensuring a timeless and charming feel.
- 4kw solar connected.
- Secure parking with a double garage.
- Fenced 1,055m² block providing security and privacy.
- Beautifully maintained gardens enhancing the property's unmatched street appeal.



Strategically positioned in the heart of Gunnedah, this property is just a short stroll from the main street and close to the court house.

This is an outstanding opportunity to secure a high exposure, centrally located property with potential.

Contact us today to arrange an inspection!

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

*Floorplan is generated by Matterport – measurements are to be looked at as an estimate only.

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