



## FOR SALE

### \*OPEN HOME CANCELLED\* RENOVATED THROUGHOUT WITH SELF-CONTAINED SEPARATE ACCOMMODATION

Renovated throughout with self-contained accommodation and located in a quiet waterfront reserve street with lake access directly across the road - this home makes for the ideal setting for either the family needing separate accommodation with a teenagers / grandparent's retreat, or for the astute investor looking to maximise returns, by adding a - possible dual occupancy property - to their investment portfolio.

From the moment you enter the residence, the first thing you notice is the quality of the renovation, which carries right through this wonderfully presented home.

It's clearly not the first renovation project the owners have completed!

Transformed with either the older teenager or the grandparents in mind, the ground floor boasts separate, self-contained accommodation, which is just one of the many features on offer here. With a second family size kitchen with breakfast bar, a large bedroom with an ensuite & built-in-wardrobe, and a well-proportioned lounge room, their privacy and modern comforts are certainly well catered for.

There has even been extra insulation between both levels to minimise any sound from the upper level to the ground floor.

Back to the foyer entryway boasting built-in-shoe racks, you conveniently have the options of entering, from the front door, the ground floor living area, the garage, the laundry, or the stairwell.

As you climb the stairs and enter the first floor, you notice the similar themes of the modern comforts and the open floor plan continue. The natural flow from the stone bench top kitchen to the dining and lounge area, is effortless with easy access to the rear or front veranda, where you can enjoy your morning coffee while capturing one of the impressive sunrises over the lake.

The bedrooms are the perfect size allowing for double to king size beds, with a built-in-robe in the second and a very well planned walk-in-robe in the master bedroom. And the main bathroom is fresh and modern with the ideal lighting to prepare yourself for the day.

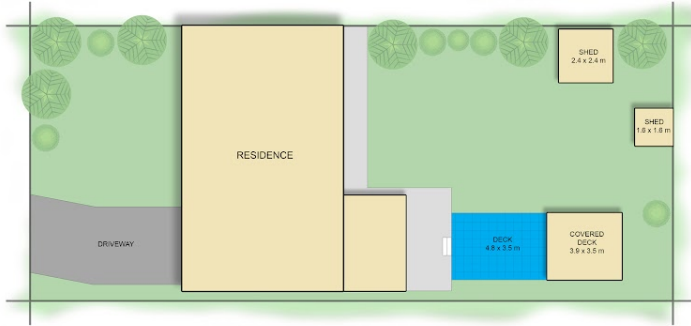
3 BED | 2 BATH | 1 CAR

PRICE:  
\$890,000

OPEN FOR INSPECTION:  
N/A



**Anthony Castelli**  
**0414514140**  
anthonycastelli@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



91 Gamban Rd, Gwandalan NSW 2259

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.