



## 7 Government Rd Eden

### A BLAST FROM THE PAST

Brilliantly set on a fantastic hard to find one acre allotment with a classic country lane & rural vistas to adore to the rear, the main entrance reveals a delightful 3 bedroom brick veneer & tiled roofed home built to a standard from yesteryear combining quality with the functionality of a fully updated modern kitchen transitioning through to a generous family/dining with a very private sunroom adjoining. Lounge (S/C heating & split system) flowing out to a tiled patio, bedrooms 2 & 3 are of a good size both with BIR's whilst the master is king sized with BIR's & modern ensuite, main bathroom, sep WC plus electronic roller shutters all round. The wonderful surrounds include two roller door garages plus adjoining carport, fantastic 12.5m x 10m, high clearance Colorbond workshop/garage with bathroom facilities and s/c heater. Excellent lay down concrete areas & just the most exquisite gentle grade over the acre block with room for all the toys, tennis court, truck for work or just enjoy the established trees & shrubs that surround. **In town country living.**

#### \*\*TO VIEW INTERACTIVE FLOOR PLANS

<https://tour.cubi.casa/7oYRrW8H9rJeAdb58VFZAg>

<https://tour.cubi.casa/nKTy26VS3CPbTYNpSizhNd>

 3  3  5  1.00 ac

<b>Price</b>	\$925,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1949
<b>Office Area</b>	0
<b>Land Area</b>	1.00 ac

#### Agent Details

Chris Wilson - 0427 003 406

#### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

