



## 43 Church Street, GLOUCESTER, NSW 2422

### Landmark Mixed-Use Holding in Gloucester's CBD

Positioned in the centre of Gloucester's thriving main street precinct, this substantial mixed-use property presents an outstanding opportunity for investors seeking a secure income stream with long-standing tenants already in place.

The ground floor is leased by Gloucester Pharmacy, a well-established and highly regarded local business that has been serving the community for many years, while the upper level is leased to a long-term residential tenant, providing dual-income security.

Constructed of solid brick, the building enjoys prominent exposure with the rare advantage of two street frontages, ensuring excellent accessibility and future flexibility. At the rear, a large steel shed with double roller door access offers valuable storage, workshop space or additional utility.

Upstairs, the residence showcases timeless character with soaring high ceilings, stunning decorative plasterwork, beautiful timber flooring throughout, a wood burning fire and decorative mantel. Adding to its appeal are picturesque views across to the iconic Bucketts Mountain Range, creating a unique residential offering above this commercial investment.

Approximate 364sqm parcel of land.

Surrounded by popular caf  s, retail and established businesses, this is a rare

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**TYPE:** For Sale

**INTERNET ID:** L22666512

#### SALE DETAILS

**\$690,000 to \$750,000**

#### CONTACT DETAILS

**Elders Real Estate  
Gloucester**  
54 Church Street  
Gloucester, NSW  
02 6558 1507

**Denise Haynes**

opportunity to secure a landmark property in one of regional New South Wales' most sought-after tree-change towns.

A quality investment combining character, location and reliable income in the very heart of Gloucester.

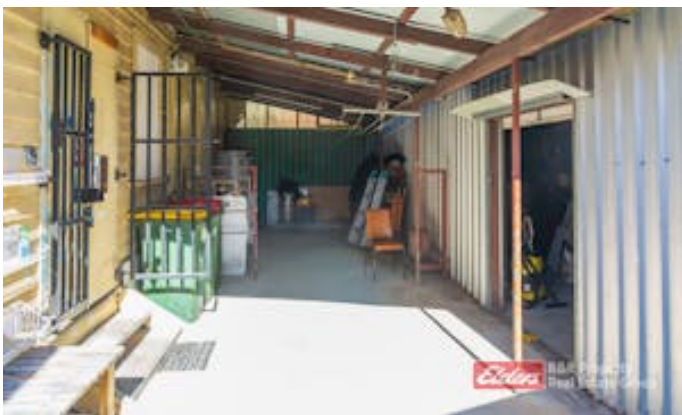
Contact Denise Haynes - Elders R&R Property 0414 725 482

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- Land Area 364.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards





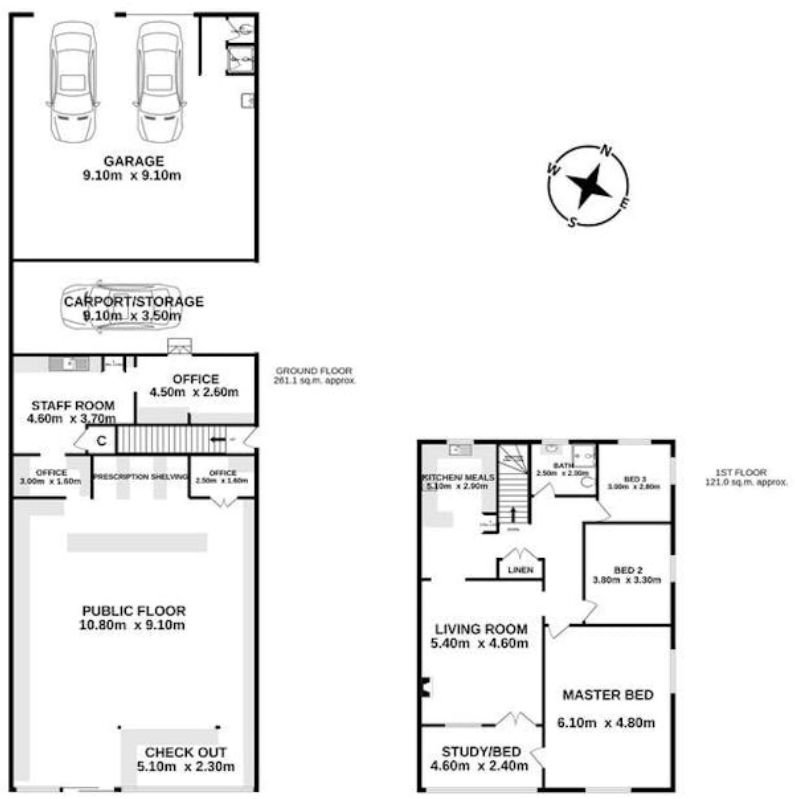




Raine & Horne  
Sunt Gloucester

43 Church Street, Gloucester

Total Area: 1300 sq.m.



**Raine&Horne.**  
Rural Gloucester

## 43 Church Street, Gloucester

Total Approx. Floor Area **382.1 sq.m.**

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.

