



21 Bowman Street, GLOUCESTER, NSW 2422

Enjoy the Space or Develop

"Fairview" is positioned on a generous corner block with the bonus of rear lane access. The solid 3-bedroom home presents an exciting opportunity for both investors and future planners alike.

Currently tenanted by a quality occupant, the property offers immediate return, making it a smart "set and forget" addition to your portfolio while you consider its future potential.

With a practical layout, the home itself is comfortable and functional, appealing to the ever-growing rental demand in the area. The home features a wood burning fire and reverse cycle air conditioning plus new flooring throughout.

The all-white bathroom has been renovated and there is a convenient second wc.

To the rear, a large timber garage provides excellent storage or workspace options, easily accessed via the back lane. The size (approximately 1408sqm) and configuration of the block opens the door to further possibilities, including subdivision or dual occupancy (STCA), giving savvy buyers the chance to unlock additional value down the

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TYPE: For Sale

INTERNET ID: L31886524

SALE DETAILS

\$550,000 to \$560,000
Guide

CONTACT DETAILS

Elders Real Estate
Dungog
3/140 Dowling Street
Dungog, NSW
02 4992 1208

Denise Haynes

track.

The property is connected to mains services.

Located in the thriving regional hub of Gloucester, a town fast gaining popularity with families, investors and those chasing the tree change dream, this is a location that continues to grow in demand.

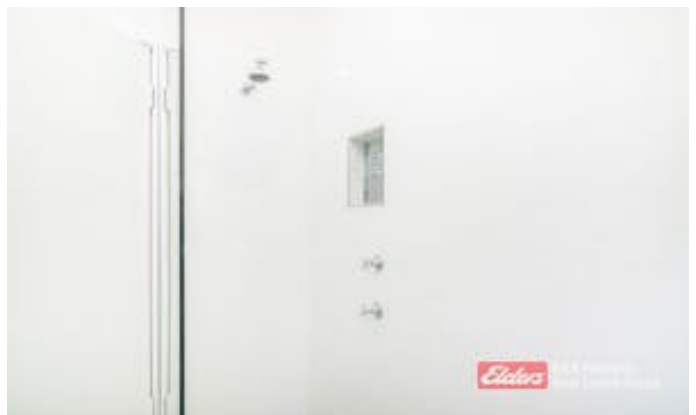
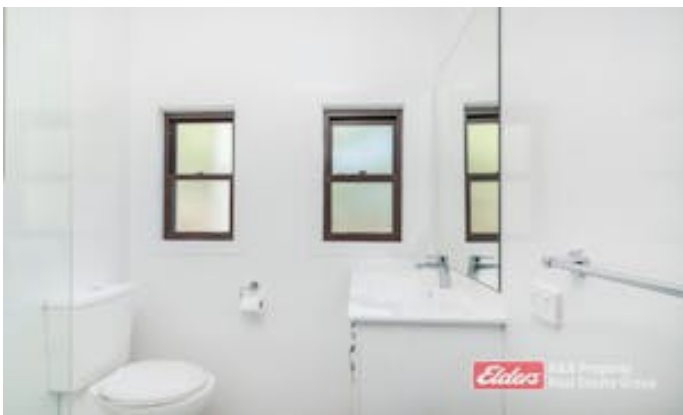
Whether you're looking to invest, develop or are seeking an attractive cottage style home with plenty of yard space and a gorgeous rural outlook, this is an opportunity not to be missed.

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

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- Land Area 1,408.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards







21 Broomer Street, Cloncurry, QLD, 4222

Internal Floor Area	90m ²	3	1	3	
Land Area	1420m ²				



21 Bowman Street, Gloucester, NSW, 2422

Internal Floor Area: 96m²
Land Area: 1408m²



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.