



## 30 Fairbairns Road, Forbesdale via, GLOUCESTER, NSW 2422

### Tranquil Town Acreage With Potential Plus

Offering the perfect balance of rural seclusion and accessibility to town services, with opportunities for renovation, redevelopment or subdivision. Enjoy wide country views, while being within easy reach of Gloucester's main street.

Surrounded by wide wrap-around verandahs, this 1990 brick & tile homestead with separate garage/studio is set on sprawling grounds with specimen trees and grape vines, perfect for those seeking a peaceful and sustainable lifestyle, perhaps with a horse or two. There is plenty of room for fruit trees & vegetable beds, or a chicken run. Build a shed to your own requirements, or add a pool.

Other features include:-

- Gently sloping lifestyle acreage of approx. 6.37ha (or 15.74 acres).
- Panoramic rural valley views, only 6kms south of Gloucester.
- Sealed rural road, with full services available (mail, rubbish removal, school bus).
- Fully cleared, with portions of light tree cover and featuring 2 dams.

**TYPE:** For Sale

**INTERNET ID:** L33864921

#### SALE DETAILS

**New Listing - Contact Agent**

#### CONTACT DETAILS

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

**John Booth**  
0417230236

- Brick & tile home (1990) with combined living/dining room, combustion fire place & new air-conditioner, NBN, 3 bedrooms all with built-ins.
- Galley style kitchen and adjacent laundry with large built-in pantry, and direct access to veranda.
- Family bathroom (with bath & shower) and separate lavatory.
- Part polished timber flooring to living/dining room.
- 2 x large concrete water tanks.
- Established gardens with grape vines, fruit trees, and mature trees.
- Garage & Studio with kitchenette, lavatory, shower and combustion heater. Potential for renovation for family use or income generation.
- Boundary & internal paddock fencing.
- Zoned R5 Large Lot Residential with minimum lot size of 8,000sq.m. providing potential for subdivision (STCA).

New Listing - Contact John Booth 0417 230 236 at Elders Gloucester to arrange your private viewing.

Don't miss the opportunity to own this stunning acreage retreat! Whether you're looking for a family home, a weekend getaway, or a development opportunity, 30 Fairbairns Road, Forbesdale, offers it all on Gloucester's doorstep. Contact us today to learn more!

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 6.37 hectares
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards





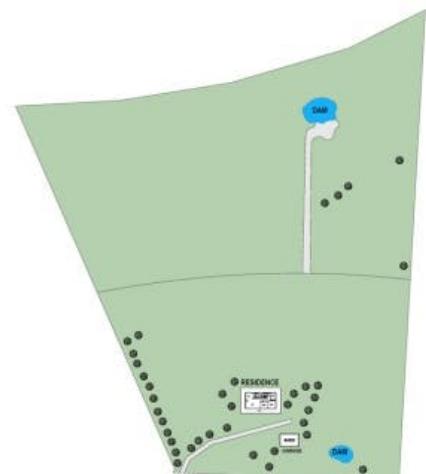




**Elders** Real Estate

30 Fairbairns Road, **Forbesdale**  
Total Approx Floor Area 1





SITE PLAN



Real Estate

30 Fairbairns Road, **Forbesdale**

Total Approx Floor Area **158.39 sq.m**

Measurements are approximate. Not to scale. Illustrative purposes only. Floor areas are approximate.

