



264 Bowman Farm Road, BARRINGTON, NSW 2422

24 Acres of Rural Charm Near Gloucester

Embrace the best of rural living with this approximate 24-acre grazing property, located just minutes from the centre of the quaint Barrington Village and the vibrant township of Gloucester, NSW.

At the heart of the property stands a two-storey Dutch barn-style home, positioned to take full advantage of breathtaking views across fertile farmland to the iconic Bucketts Mountain Range.

The home offers a generous layout with 4 bedrooms and 2 bathrooms, 3 wc's - ideal for families or those seeking space to host. 1 bathroom is disability friendly.

The open-plan kitchen, lounge, and dining area invites easy living, all kept comfortable year-round with reverse cycle air conditioning and ceiling fans.

Wraparound verandahs provide the perfect vantage point to relax, unwind, and enjoy the ever-changing rural outlook, while the 6m x 6m covered entertainment gazebo makes alfresco dining and weekend BBQs a joy.

TYPE: Sold

INTERNET ID: L35603661

SALE DETAILS

\$865,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

Powered by both mains electricity and a 6kw solar system, the property is thoughtfully equipped for sustainable living.

Sectioned into 4 paddocks with laneway system, 2 spring fed dams, grazing pastures & stands of trees for shade.

Practical rural infrastructure includes a cool room, steel stock yards, a 20m x 6m shed with 3.4m high roller door, carports, and animal enclosures - perfect for chicken coop and pets - ideal for hobby farmers or lifestyle enthusiasts.

With separate road frontage at the rear boundary, there's the potential for a second hilltop build to capture even more spectacular views. Whether you're seeking a rural escape, a productive small farm, or the perfect family lifestyle property, this property ticks all the boxes.

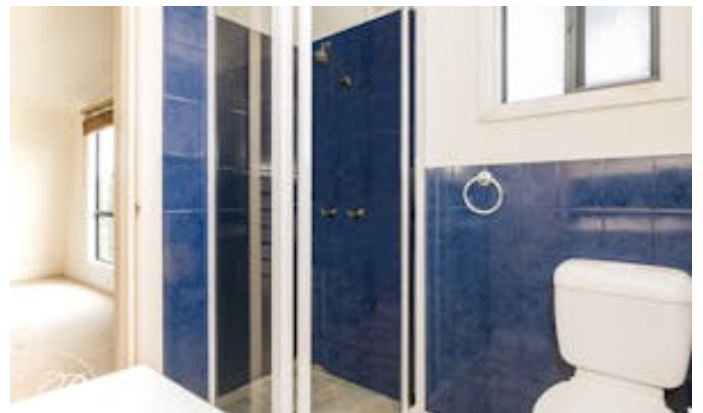
Call Denise Haynes on 0414 725 482 to book your private inspection.

Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations" All sizing, distance and timing references are approximate.

Other features: Area Views

- Land Area 9.7124 hectares
- Building Area: 145.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- 3 car carport
- Floorboards







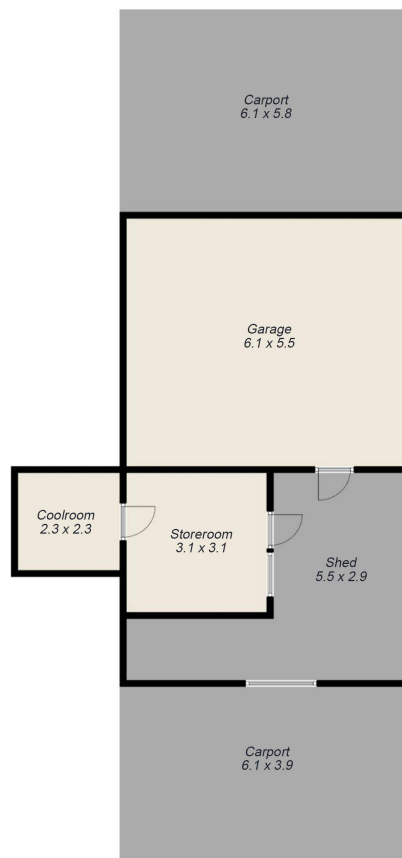




264 Bowman Farm Road, Barrington, NSW, 2422

Internal Floor Area: 145m²
Land Area: 25ac

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.



264 Bowman Farm Road, Barrington, NSW, 2422



Shedding

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.