



Part of 869 Gloucester Tops Road, Berrico via, GLOUCESTER, NSW 2422

The Junction, Gloucester Tops Road, Berrico

27.80 hectares, 68.69 acres

The road to Gloucester Tops passes along some of the most scenic areas in the Gloucester district. The Junction is property that captures the magic and beauty of the area whilst also providing easy access to the pristine Gloucester River. It offers the opportunity to engage in rural pursuits and set up a wonderful small farm with excellent water security. It is located 8.7km along Gloucester Tops Road and is only 18km from town (15 minutes drive) on the Sydney side of Gloucester. Some of the features of the property include:-

- Excellent frontage to Gloucester River at the northern end of the block with easy access and nice swimming & picnic spots
- Double frontage to Berrico Creek which runs through the southern half of the property
- Building entitlement with a great house site and easy access from the tar-sealed council road
- Panoramic views to the north looking over the block, and also to the west across

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L35993745

SALE DETAILS

\$1,200,000

CONTACT DETAILS

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

Gary Ferris
0427581507

Berrico Creek towards Gloucester Tops

- There are some magnificent old growth gums at the front of the block near the house site
- Topography is gently rolling and includes some large flat areas
- Blocks of this size and aspect with such great river access are very rare, especially with building entitlement
- Building a home will most likely be an off-grid situation (solar) with no mains power close by
- This is a newly created lot (subdivision) and the sale is subject to final registration

Your rural dream property could be waiting here at the Junction. Invest in your future or build your dream now. The Junction is an opportunity unlikely to last for long.

For further details or to arrange an inspection, contact Gary Ferris 0427 581 507, or John Booth 0417 230 236, at Elders R&R Property Group Gloucester.

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 27.8 hectares



