



200 Faulkland Road, Faulkland via, GLOUCESTER, NSW 2422

Space, Outlook & Endless Possibility

Set on approximately 2 hectares and located only 9 kilometres from Gloucester, this weatherboard residence presents an excellent opportunity for buyers seeking space, outlook, and potential. While the home requires renovations and tender loving care, it offers a solid foundation and an appealing layout ready to be transformed.

The home comprises two bedrooms, both featuring built-in robes, ceiling fans, and air conditioning. The main bedroom includes an ensuite with corner bath, vanity, and toilet. An open-plan living, dining, and kitchen area forms the heart of the home and is fitted with a ceiling fan and air conditioning for year-round comfort. A European-style laundry adds further convenience.

The main bathroom includes a vanity, shower, and toilet. An enclosed sunroom to the south-east provides additional living space, while the rear verandah enjoys stunning north-east views, ideal for relaxing and taking in the peaceful rural surrounds.

Additional features include a breezeway with door, double garage with PA door, front and rear access ramps, and a solar-powered electric front gate, offering security, accessibility, and ease of entry.

TYPE: For Sale

INTERNET ID: L37684836

SALE DETAILS

Contact Agent

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Nikki Randall
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Outdoors, the property is well suited to a lifestyle or hobby-farm setting with a stable, approximately 60,000 litres of tank water, and ample space to further improve.

This is a fantastic opportunity for renovators, lifestyle buyers, or investors to secure acreage close to town and add significant value.

Call Nikki Randall 0431 378 269 at Elders Real Estate Gloucester to book an inspection today!

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. We instruct buyers to confirm residency status with council.

- Land Area 2 hectares
- Bedrooms: 2
- Bathrooms: 2
- Double garage
- Floorboards







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Internal Floor Area: 83m²

Land Area: 5ac



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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.