



## 7 Ashworth Close, GLOUCESTER, NSW 2422

### Lifestyle Acreage Dream Property

Just minutes from the heart of Gloucester, this lifestyle retreat enjoys a north-facing position and panoramic rural views, offering lifestyle that feels worlds away while remaining wonderfully connected. Spanning approximately 4.62 acres, the property is perfectly suited to those craving space, self-sufficiency and future-focused opportunity.

The main residence is a warm and functional country home designed for everyday comfort. The central open-plan living space incorporates the kitchen, dining and living area and is kept comfortable year-round by ducted reverse-cycle air conditioning and a slow-combustion wood fire.

Solid timber floors add character and a timeless feel throughout the home.

The country style kitchen with its solid timber cabinetry also offers modern features with its stainless-steel splash back and benchtops. It also features a gas cooktop, range, dishwasher, island bench and large walk-in pantry.

The family bathroom has a bath, separate shower, vanity and toilet.

The master bedroom includes its own ensuite and walk through robe, creating a private retreat at the end of the day.

Two further generously sized bedrooms include built-in robes. The third is double in

**TYPE:** For Sale

**INTERNET ID:** L37967787

#### SALE DETAILS

**\$1,200,000 to  
\$1,300,000**

#### CONTACT DETAILS

**Elders Real Estate R&R  
Group**

73 Cowper Street  
STROUD, NSW  
02 4999 5521

**Denise Haynes**  
0414725482

size and fitted out as an office/library but could be halved back to 3rd and 4th bedrooms.

Outdoor living is a highlight, with a large deck extending from the home and capturing uninterrupted mountain and valley vistas - an ideal spot for entertaining or simply soaking in the sanctuary of your rural surrounds.

The property's infrastructure is standout. A substantial \*10.5m x 10.5m shed includes a converted, insulated studio complete with tiled floors, kitchenette and bathroom facilities, currently utilised as an office. The option exists to install a glass sliding door and window in place of the roller door, if preferred. Two additional newly constructed sheds provide exceptional versatility, including one with an expansive insulated and lined mezzanine - ideal for a large office setup, creative space or storing vehicles, caravans, boats, toys etc. A third shed caters to workshop use or further secure storage.

The land is fenced into 4 paddocks, includes chicken coops, established fruit trees and vegetable gardens. Water security is excellent with town water, two 25,000-litre rainwater tanks and a bore & pump, while a 9kw solar system contributes to efficient, sustainable living.

Beyond its idyllic setting, the property presents a rare value-add proposition, with an approved Development Application already in place for a new agricultural venture. With power connected and a substantial pad constructed, the foundations are set for the next owner to capitalise on a ready-to-go business venture, should you desire.

Offering privacy, views and genuine versatility, this is a property that adapts to your lifestyle choice, whether that's pure peace and quiet, a productive hobby farm or a business venture with a head start.

And it's all mere minutes' drive from Gloucester and Barrington.

Call Denise Haynes for further details and inspections on 0414 725 482

\*approximately

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- Land Area 4.62 acres
- Building Area: 138.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 8 car garage
- Floorboards













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Internal Floor Area: 138m<sup>2</sup>

Land Area: 4.6ac



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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.



## Sheds and Outbuildings