



54 Irrawang Road, GLOUCESTER, NSW 2422

Exceptional Lifestyle Property

Discover the perfect balance of comfort, versatility and lifestyle on this stunning 2 hectare property, just 3km's from the heart of Gloucester. This solid brick home (built 1993) with iron roof offers space and style for the whole family, plus a self-contained granny flat, all on a beautifully maintained block ready for your dream life.

This home is designed for comfortable family living, featuring ducted air-conditioning and ceiling fans throughout, multiple living zones and generous accommodation. The well-appointed kitchen includes a dishwasher, electric cooktop, wall oven and walk-in pantry, flowing seamlessly to formal and informal dining and living areas. A cosy woodfire heater enhances the family room, while a separate rumpus room provides additional flexibility.

Accommodation comprises four spacious bedrooms, including a generous master suite with walk-in robe and ensuite. Bedrooms two and three include built-in or walk-in robes, while the fourth bedroom features a built-in desk, ideal for home office or study use. The main bathroom offers a shower, bath and vanity, with a separate WC, complemented by a large laundry with ample storage and an integrated sewing or study nook with bi-fold doors.

TYPE: For Sale

INTERNET ID: L38548655

SALE DETAILS

New to Market

CONTACT DETAILS

**Elders Real Estate
Gloucester**

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Adding exceptional value is the self-contained granny flat (built 2015), perfect for extended family, guests or rental income. It features open-plan living and kitchen with gas cooking, a bedroom with built-in robe, ceiling fans, reverse-cycle air-conditioning, plantation shutters, combined ensuite/laundry and a 5,000-litre water tank.

Outdoors, enjoy established gardens with mature trees, shaded areas, raised vegetable beds, a chook pen, potting shed and large garden shed. Entertain or relax in the outdoor barbecue area and spa, with excellent vehicle access via a bitumen driveway, high-clearance carport and additional storage infrastructure.

Other highlights include a 3.5kW solar system, enviro-cycle septic system, breathtaking views of the Mograni Mountains and The Bucketts Mountain Range. Located in a highly desirable area among quality homes, this property even has an approved subdivision subject to registration, giving you potential for future development.

This is more than a home - it's a lifestyle. Perfect for families, hobbyists, or anyone seeking space, comfort, and the ultimate rural retreat while still being just minutes from town.

For further details or to arrange an inspection, contact Nikki Randall 0431 378 269 or John Booth 0417 230 236 at Elders Real Estate 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 2 hectares
- Bedrooms: 4
- Bathrooms: 2
- 5 car garage
- Single carport
- Ensuite
- Floorboards





