



Elders Real Estate



10 Phillips Road, Waukivory via, GLOUCESTER, NSW 2422

"Kingsley Hill"

Under 15 minutes from Gloucester's main street, "Kingsley Hill", offers a private 7 acre weekender with potential for sustainable living, or an income generator through short-term holiday rental.

Set in an elevated position, capturing stunning sunrises & sunsets and extensive rural views over the picturesque Waukivory Valley, the property has a recently constructed tiny home* featuring 2 modules set under an overarching roof and linked via an expansive deck, providing generous alfresco living space and amazing viewpoints.

Features of the property include:-

- Tiny home* with great entertaining spaces & views.
- Separate storage sheds with both lockup & open bays.
- Mains power connected to both structures.
- Established fire pit and picnic areas.

TYPE: For Sale

INTERNET ID: L39597223

SALE DETAILS

Price Guide
\$585,000-\$625,000

CONTACT DETAILS

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- 2 x 5,000 litre water tanks on tiny home.
- Entry gate & stockproof fencing.
- A developing fruit tree grove with peach, apple, pear, orange, tangelo, lemon, lime, mulberry, guava, fig and macadamia specimens.
- A small un-named creek passes by the western boundary of the site.

"Kingsley Hill" has been utilised as a peaceful retreat from urban life, both as a weekender and as retreat for quiet meditation, small group pilates and artistic activities.

Small manageable acreages close to the town services available in Gloucester, rarely see the market. With so much on offer now, and scope to value-add to your own design, this property should not be missed.

Call John Booth of Elders R&R Property Group Gloucester 0417 230 236 to arrange your private viewing.

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.

*Note: The dwelling on site, while not Council approved at the time of construction, is permissible with consent in the site's land use zone. Despite being under the minimum lot size for a rural allotment, the site is provided with a dwelling entitlement, and as such can have a dwelling constructed on the site. A full Development Application and Building Information Certificate package has been prepared for the property by the current owner and is in the process of being submitted to Council. This includes documentation for a Development Application for the use of the existing dwelling on site, as well as a subsequent Building Information Certificate (once DA approved) for the structural approval of the buildings on site.

- Land Area 2.888 hectares
- Bedrooms: 1
- Bathrooms: 1
- Double carport
- Floorboards







