



GLOUCESTER NSW 2422

Prime Grazing & Lifestyle Land - Your Rural Dream Starts Here

115.00 hectares, 284.17 acres

If you've been searching for the perfect rural lifestyle, this breathtaking *286-acre (*115.7ha) property in Tugrahakh, near Gloucester is now available.

Spread across two titles, this versatile landholding offers an unmatched combination of fertile pasture, rolling landscapes, tranquil natural beauty plus a building entitlement.

Originally used for dairy farming, the property boasts a long history of superior land management. Rich soils support lush pastures of paspalum, kikuyu, and millet, making it ideal for livestock. Fully fenced into paddocks with post and wire, (some brand new) the land features gently undulating terrain, rolling hills, and steeper country at the rear-perfect for cattle grazing, horses, and alpacas alike.

With a carrying capacity of approximately 50 cows and calves, plus featuring four spring-fed dams, a bore with solar pump and natural springs, water security is assured even in dry seasons.

Steel cattle yards are conveniently positioned near the road, along with an offset

TYPE: For Sale

INTERNET ID: L39735569

SALE DETAILS

\$1,175,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**
54 Church Street
Gloucester, NSW
02 6558 1507

Denise Haynes

entryway for easy access.

With sealed road frontage, power to the property, Telstra landline access, and excellent mobile coverage, this land is ready for your dream home.

Multiple elevated homesites capture breathtaking rural views while ensuring privacy and tranquility, but yet so close to the convenience of Gloucester township.

Located approximately 10kms from Gloucester's schools, shops, cafes and amenities, this property also offers excellent access to Taree (approx. 1hr) Tuncurry/Forster (approx 1hr) Raymond Terrace (approx. 1hr), Maitland and Newcastle (approx 1.5 hrs).

Within the ideal 3 hour drive from Sydney, this is a rare chance to secure a magnificent rural retreat-perfect for those seeking a permanent escape, a weekend getaway, or a thriving agricultural investment.

Don't miss this extraordinary opportunity to make your country lifestyle dreams a reality. Phone or Message Denise Haynes for inspection 0414 725 482

* = approximate

DISCLAIMER: Elders Real Estate R&R Property Group makes no representations as to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative and for marketing purposes only.

- Land Area 115 hectares





