



## 13 Higgins Close, GLOUCESTER, NSW 2422

Build the Dream with a View to Match

**742.00 square metres,**

Positioned in a quiet, well-established street and surrounded by quality homes, this vacant parcel presents the perfect canvas to bring your vision to life. Whether you're planning your forever home or securing a smart investment, this is an opportunity not to be missed.

With mains services available to the block, the groundwork is already in place to make your build smooth and straightforward. What truly sets this property apart though is the outlook and what an outlook it is.

A home built here will enjoy stunning views in both directions. To the rear, take in the iconic Bucketts Mountain Range, a breathtaking backdrop that Gloucester is so well known for. At the front, the equally picturesque Mograni ranges complete the scene, delivering a sense of space and natural beauty from every angle.

And here's the real kicker! Blocks in Gloucester at this price point are becoming near impossible to find. Opportunities like this simply don't exist at this level anymore, making this not just a place to build, but a genuine investment gem.

All this, just minutes from Gloucester's charming main street, with cafes, shops and

**TYPE:** For Sale

**INTERNET ID:** L39736147

**SALE DETAILS**

**\$175,000**

**CONTACT DETAILS**

**Elders Real Estate**

**Dungog**

3/140 Dowling Street

Dungog, NSW

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**Denise Haynes**

everyday conveniences close by.

Secure your slice of Gloucester and start planning your dream today.

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\*=Approximate

- Land Area 742.00 square metres

