



260 Church Street, GLOUCESTER, NSW 2422

Immaculate!

Immaculate and beautifully renovated throughout, this inviting 3-bedroom brick and tile home delivers comfort, style, and an enviable outlook to the iconic Gloucester Bucketts mountain Range.

Designed to embrace its setting, floor-to-ceiling glass doors open from the open-plan kitchen, dining and living areas onto a lovely, tiled wrap-around verandah, perfectly framing the mountain and farmland views, creating seamless indoor-outdoor living.

The kitchen has an abundance of storage, benchtop area, has a dishwasher, electric cooking and again enjoys the stunning view.

The 3 bedrooms, bathroom and laundry are located along a dividing hallway.

The brand-new bathroom is ever so stylish. The internal laundry includes a 3rd wc.

The master bedroom includes built-in robe and cabinetry.

The interior of the home is completely painted throughout, also featuring new flooring and blinds. The exterior trims and shedding have been freshly painted as well.

Year-round comfort is assured with 3x reverse-cycle air conditioners, ceiling fans and a wood burning fire.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: L39737014

SALE DETAILS

\$725,000

CONTACT DETAILS

**Elders Real Estate
Dungog**
3/140 Dowling Street
Dungog, NSW
02 4992 1208

Denise Haynes

A generous second living room at the rear of the home also enjoys mountain views and provides access to the adjoining undercover alfresco area. Enjoy this relaxation zone whilst taking in the beautiful, landscaped gardens. It also includes a convenient powder room (wc and handbasin).

The approximate 696sqm block of land has brand new fencing, landscaping and plants. All the hard work has been done, creating an absolute sanctuary, perfect for downtime.

Practicality is well covered with a 4-car lock-up garage (two roller doors - 1 being remote control), a high attached carport ideal for a motorhome, caravan or boat, and there is also a convenient gym/home office/studio off the garage.

With mains power plus a solar system, this home offers efficient, easy living in a convenient in-town location close to everything Gloucester has to offer.

A polished, move-in-ready home with views you'll never tire of - inspection is highly recommended.

Call or Msg Denise Haynes - Elders R&R Property for Details and Inspections on 0414 725 482.

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Other features: Lovley views

- Land Area 696.00 square metres
- Building Area: 115.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 4 car garage
- Double carport
- Floorboards











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Internal Floor Area: 115m²
Land Area: 703m²

3 1 2



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.