



Elders R&R Property  
Real Estate Group



## 135 Crowthers Road - Stratford Via, GLOUCESTER, NSW 2422

Your Country Homestead on 60 Beautiful Acres

**24.28 hectares, 60.00 acres**

Settle into the serenity of wide-open skies, rolling green paddocks and postcard-perfect mountain views with this idyllic 60-acre rural property - approximately 10 minutes' drive to the thriving country township of Gloucester, and 2 ½ hrs from Sydney.

A classic country-style brick home with charming bullnose verandahs, dripping with grapevines, sits proudly on the landscape, perfectly positioned to capture natural light and panoramic views. Inside, a stunning floor-to-ceiling rounded "wall of windows" frames the farm and distant ranges like a living artwork, creating a warm and inviting heart to the home. The sunken lounge provides the perfect relaxation & viewing position.

Offering 3 bedrooms, 2 bathrooms and an attached garage, the residence is comfortable and quality built, with timber panel ceilings and solid timber cabinetry, it is move-in ready but would also enjoy a makeover. Multiple indoor and outdoor living spaces encourage year-round enjoyment of the peaceful surroundings. A wood fire, ducted air con and ceiling fans provide year-round comfort.

The living room is open plan, the kitchen includes a dishwasher, water filter, solid timber cabinetry, electric oven, cooktop and range. It also enjoys views through the

**TYPE:** For Sale

**INTERNET ID:** L39738452

**SALE DETAILS**

**\$1.5 Million**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

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Gloucester, NSW  
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**Denise Haynes**

huge bay window and French doors. A hallway leads you to the bedrooms, the master bedroom has a walk-in robe, dressing area and ensuite. The third bedroom is accessed from the screened verandah room plus from the attached garage.

The land itself is majority gently undulating, clear pastures dotted with shade providing trees, ideal for cattle, horses or simply soaking up the rural lifestyle and aspect.

Key features include:

- Approx. 700m of Avon River frontage
- Three stock dams, Four designated paddocks
- Stockyards complete with crush and race
- 4 open bay farm shed, chicken coop, vege gardens
- Carrying capacity of approx. 20 cows & calves

This property delivers the best of country living - privacy, space, beauty and productive land - while still being conveniently close to Gloucester's facilities.

Whether you're dreaming of a small cattle enterprise, a weekend escape or a peaceful full-time rural lifestyle, this 60-acre haven offers the perfect blend of productivity and pure country charm.

Call Denise Haynes - R&R Property Group today for your inspection 0414 725 482

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- Land Area 24.281139 hectares
- Bedrooms: 3
- Bathrooms: 2

## PROPERTY OVERVIEW

Rainfall Average	Approx 38" PA
Improvements	4 open bay zincalume shed

## WATER/IRRIGATION

Irrigation	Pump from Avon River
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## TITLE/POSSESSION

Rates	2620 per annum
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## HOMESTEAD

Bedrooms	3
Bathrooms	2











135 Crowthers Road, Stratford, NSW, 2422 "Brookfield"

Internal Floor Area: 210m<sup>2</sup>  
 Land Area: 60ac

 3    
  2    
  1



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.