



7 Ashworth Close, GLOUCESTER, NSW 2422

Lifestyle Acreage Dream Property

Just minutes from the heart of Gloucester, this lifestyle retreat enjoys a north-facing position and panoramic rural views, offering lifestyle that feels worlds away while remaining wonderfully connected. Spanning approximately 4.62 acres, the property is perfectly suited to those craving space, self-sufficiency and future-focused opportunity.

The main residence is a warm and functional country home designed for everyday comfort. The central open-plan living space incorporates the kitchen, dining and living area and is kept comfortable year-round by ducted reverse-cycle air conditioning and a slow-combustion wood fire.

Solid timber floors add character and a timeless feel throughout the home.

The country style kitchen with its solid timber cabinetry also offers modern features with its stainless-steel splash back and benchtops. It also features a gas cooktop, range, dishwasher, island bench and large walk-in pantry.

The family bathroom has a bath, separate shower, vanity and toilet.

The master bedroom includes its own ensuite and walk through robe, creating a private retreat at the end of the day.

Two further generously sized bedrooms include built-in robes. The third is double in

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TYPE: For Sale

INTERNET ID: L39738464

SALE DETAILS

\$1,200,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

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Gloucester, NSW
02 6558 1507

Denise Haynes

size and fitted out as an office/library but could be halved back to 3rd and 4th bedrooms.

Outdoor living is a highlight, with a large deck extending from the home and capturing uninterrupted mountain and valley vistas - an ideal spot for entertaining or simply soaking in the sanctuary of your rural surrounds.

The property's infrastructure is standout. A substantial *10.5m x 10.5m shed includes a converted, insulated studio complete with tiled floors, kitchenette and bathroom facilities, currently utilised as an office. The option exists to install a glass sliding door and window in place of the roller door, if preferred. Two additional newly constructed sheds provide exceptional versatility, including one with an expansive insulated and lined mezzanine - ideal for a large office setup, creative space or storing vehicles, caravans, boats, toys etc. A third shed caters to workshop use or further secure storage.

The land is fenced into 4 paddocks, includes chicken coops, established fruit trees and vegetable gardens. Water security is excellent with town water, two 25,000-litre rainwater tanks and a bore & pump, while a 9kw solar system contributes to efficient, sustainable living.

Beyond its idyllic setting, the property presents a rare value-add proposition, with an approved Development Application already in place for a new agricultural venture. With power connected and a substantial pad constructed, the foundations are set for the next owner to capitalise on a ready-to-go business venture, should you desire.

Offering privacy, views and genuine versatility, this is a property that adapts to your lifestyle choice, whether that's pure peace and quiet, a productive hobby farm or a business venture with a head start.

And it's all mere minutes' drive from Gloucester and Barrington.

Call Denise Haynes for further details and inspections on 0414 725 482

*approximately

Elders Real Estate R&R Property Group make no representations 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 only, for marketing purposes.

- Land Area 4.62 acres
- Building Area: 138.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- 8 car garage
- Floorboards







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Internal Floor Area	138m ²		4		2		2
Land Area	4.8ac						

Sheds and Outbuildings

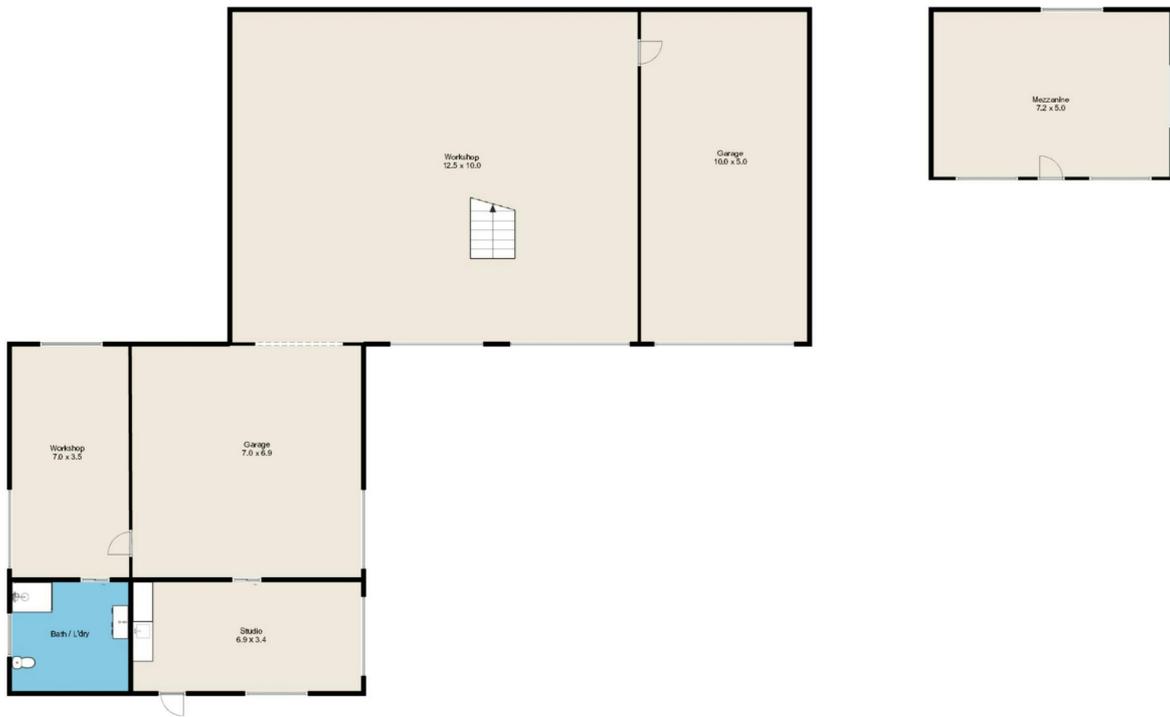


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Internal Floor Area: 138m²
 Land Area: 4.6ac



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.



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