




## 673 Titaatee Creek Road, Titaatee Creek via, GLOUCESTER, NSW 2422

"Blue Gums" - Productive Grazing Country with Privacy and Views

**72.64 hectares, 179.49 acres**

Privately tucked away in a peaceful rural setting, "Blue Gums" offers approximately 180 acres of undulating to hilly grazing country with beautiful outlooks across the surrounding countryside and beyond. This is the kind of property that gives you space, productivity and those gorgeous country views all in one.

Currently running around 90 steers, the property is well suited to grazing being fully fenced and with six paddocks, five dams and spring fed gullies providing reliable water across the land. Setup with stock yards, crush and race with an all-weather road, making livestock management straightforward.

A house pad is already in place, providing the perfect position to build your dream country home, or take your pick from the many positions offering sweeping rural views. There is also an iron farm shed on the property for storage of equipment and farm essentials.

"Blue Gums" enjoys a wonderfully private location while still being accessible, located approximately 30 minutes from Gloucester and around 40 minutes to Nabiac, giving you the balance of seclusion and convenience.

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:** L39738484

**SALE DETAILS**

**\$1.75 Million**

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Denise Haynes**

Whether you are looking to expand your grazing operation, establish a rural getaway, or build your country home on a productive holding, this is a property that offers both potential and lifestyle in equal measure.

For your private inspection contact:

Denise Haynes - Elders R&R Property Group 0414 725 482

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- Land Area 72.64 hectares

## PROPERTY OVERVIEW

**Rainfall Average**

38 inches per annum (Approx)

**Improvements**

Iron and timber shed with concrete floor - 24ft x 60ft



