



## 37 Elliot Street, GLOUCESTER, NSW 2422

### Renovated Family Home

Only 900 metres from Woolworths and main street shops & services, this characterful cottage is situated in Gloucester's desirable central residential area. Enjoying elevated Mograni Mountain views from a huge alfresco deck, which also overlooks a large family friendly yard with rear lane access.

#### Top 6 Property Features:-

- Location - Northerly aspect close to schools, shops, recreational & sporting facilities.
- Easy Access Block - Generous size with rear lane access, drive-through tandem garage plus a garden shed.
- Renovations Completed - New kitchen with island, new bathroom, new laundry, 2 WC's, huge new alfresco deck.
- Spacious Accommodation - Sun trap veranda, entry hall, high ceilings, combined living/dining, 3 bedrooms all with built-in storage, plus an office/studio/playroom.
- Sustainability & Convenience - 14 solar panels, large rainwater tank, slow combustion fireplace, ceiling fans & air conditioning. Plenty of room for fruit trees & vegie beds.

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:** L40154158

#### SALE DETAILS

**New Listing - Contact Agent**

#### CONTACT DETAILS

**Elders Real Estate Gloucester**  
54 Church Street  
Gloucester, NSW  
02 6558 1507

**John Booth**  
0417230236

- Potential: For garage upgrade or cottage extension (STCA).

Vacant possession from 23/09/2026 or an opportunity for investors to retain the existing tenants.

Renovated homes with unique character & prime location are highly desirable - don't delay in arranging your inspection - contact John Booth at Elders R&R Property Group on 0417 230 236 now.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 992.70 square metres
- Building Area: 176.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards









**SITE PLAN**

Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



**Real Estate**

**37 Elliot Street, Gloucester**  
Total Approx Floor Area 176.94 sq.m