

3 Cook Street, GLOUCESTER, NSW 2422

Charming Renovated Cottage with Modern Comfort

Perfectly positioned in the heart of picturesque Gloucester, this beautifully renovated three-bedroom cottage blends timeless charm with modern comfort, offering an outstanding opportunity for both lifestyle buyers and savvy investors. Located directly opposite the tranquil Gloucester River and surrounding parklands, the home captures the essence of relaxed country living while remaining just a short 3-minute drive to the vibrant town centre, known for its boutique shopping, quality caf  s, and welcoming community atmosphere.

Currently operating as a successful short-term accommodation, this established holiday rental delivers immediate income potential. With strong guest appeal, thoughtful renovations, and a turnkey setup, buyers can continue its success or enjoy it as a private retreat in one of the Hunter region's most desirable lifestyle destinations.

Inside, the home has been thoughtfully refreshed to provide both comfort and practicality. The heart of the home is a brand-new kitchen, complete with a double sink, electric oven and stove, and a convenient single-drawer dishwasher. The renovated bathroom features a stylish shower and modern vanity, complemented by a separate WC and internal laundry.

TYPE: For Sale

INTERNET ID: L40282052

SALE DETAILS

\$615,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

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The light-filled living area offers year-round comfort with reverse cycle air-conditioning, while a wood fireplace adds warmth and charm during the cooler months. A sunroom provides an additional inviting space to relax or entertain.

Extensive upgrades ensure peace of mind, including new plumbing and electrical wiring throughout. The home has been freshly repainted and enhanced with vinyl cladding, a freshly painted iron roof, new gutters and fascia, and new roller blinds, creating a crisp and appealing street presence.

Outdoors, the property continues to impress with rear lane access, a carport, garden shed, and workshop-ideal for storage, hobbies, or future projects. The established gardens are a true highlight, featuring an impressive array of fruit trees including macadamia, Bowen mango, orange, mandarin, passionfruit, grapevine, cherry, lemon myrtle, and peach.

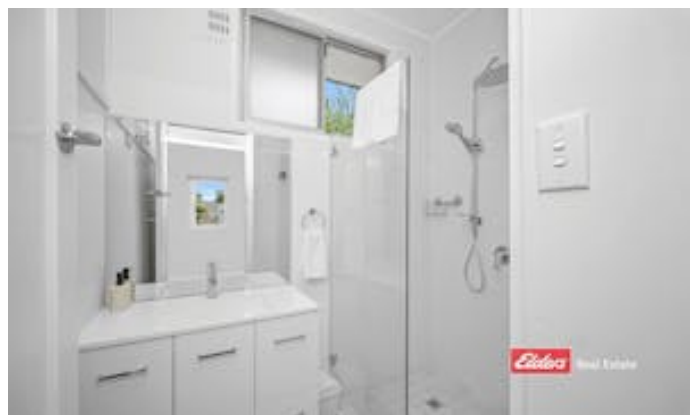
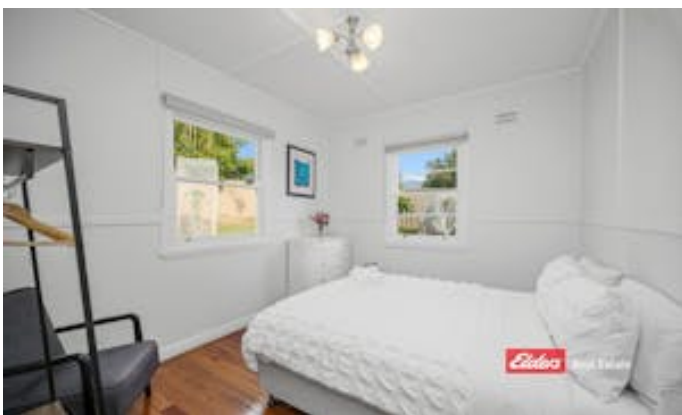
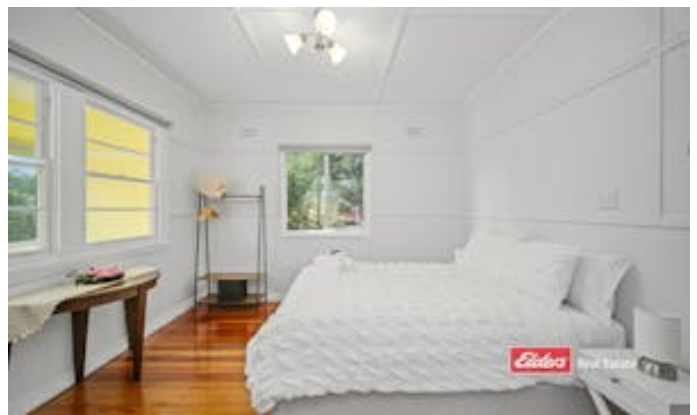
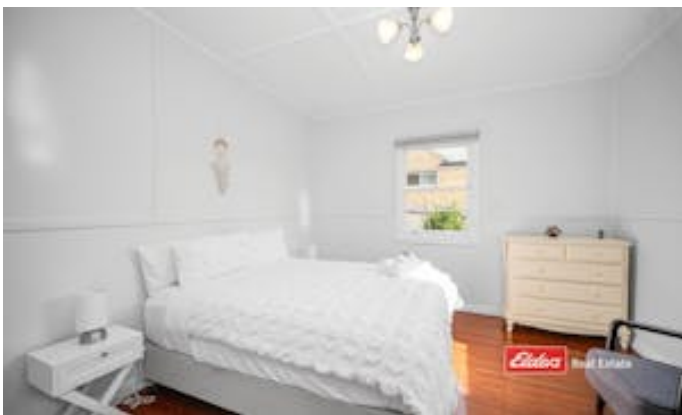
Additional features such as three-phase power further enhance the versatility of this exceptional property.

Offering space, upgrades, lifestyle appeal, and proven income potential, this is a rare opportunity to secure a move-in-ready home in a thriving regional community.

Call Nikki Randall 0431 378 269 at Elders Real Estate Gloucester to book an inspection today!

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. We instruct buyers to confirm residency status with council.

- Land Area 697.00 square metres
- Building Area: 97.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards





1/1 Cook Street, Gloucester, NSW, 2422

Internal Floor Area: 87sqm
Land Area: 887sqm



3 Cook Street, Gloucester, NSW, 2422

Internal Floor Area: 97m²
Land Area: 697m²



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.