



GLOUCESTER NSW 2422

Property Preview: "Cedarvale"

81.04 hectares, 200.24 acres

Elders R&R Property Group Gloucester are excited to announce the upcoming sale of a distinctly unique lifestyle/grazing property.

- Renovated 3BR character cottage on 200 acres (circa 1910)
- Completely off the grid with solar power, gas hot water, and gravity-fed rainwater
- Split system air-conditioner, dishwasher and slow combustion wood fire
- Private valley location east of Gloucester
- Well-watered by a creek and 7 permanent dams
- Generally excellent fencing, large fully enclosed shed, 7 paddocks & stockyards
- Only 12 minutes to town via tar sealed road with mail, garbage and school bus

TYPE: For Sale

INTERNET ID: L41586656

SALE DETAILS

**Property Preview -
Guiding \$1,375,000**

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Gary Ferris
0427581507

Price Guide: \$1.375M

For more information or if you would like to register for the first Open Day please contact Gary Ferris 0427 581 507 or John Booth 0417 230 236.

The first Open Day will be Saturday 1st August at 12:30pm - Prior registration is essential.

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 81.038 hectares
- Bedrooms: 3
- Bathrooms: 1

TITLE/POSSESSION

Rates	2698.74 per annum
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HOMESTEAD

Bedrooms	3
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Bathrooms	1
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