

1114 Gloucester Tops Road, Gloucester, NSW 2422



Sold Livestock

Monday, 23 October 2023

1114 Gloucester Tops Road, Gloucester, NSW 2422

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 126 m2

Type: Livestock



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\$2,050,000

Auction to be held at 11:00am on the 24th November 2023 at the Farmers Wife Distillery, Allworth Golden opportunity to secure an approx. 313 acre (126 ha) farm complete with an inviting family home, approx. 2 km of Gloucester River access and breathtaking views of the Bucketts Mountains. Enjoy the best of both worlds just 20 km from Gloucester township and reap the rewards at 'Glendon'. The property features 13x paddocks, solid fencing, multiple dams, water pumps, cattle yards and a large machinery shed. There are plenty of spots to camp, canoe, swim and explore. The old circa 1930 dairy is ripe for renovation (think bonus accommodation) Featuring a passive solar design, hydronic floor heating, polished concrete floors and recycled cedar French doors and windows, the three bedroom north-facing home enjoys river views, a modern open plan kitchen with quality appliances, and fabulous Merbau wrap-around decks to relax and entertain. 'Glendon' has been tightly held family property for over 50 years and is a must-inspect for those seeking more than just a way of life. Other features:

- 3 bedrooms all with polished concrete floors, French doors + fans
- Contemporary kitchen with large breakfast bar, stainless steel oven/cooktop, dishwasher, plenty of overhead cupboard space
- Open plan living and dining with sliding doors opening out to wrap around verandah
- Modern bathroom with open shower + toilet
- 2nd shower and toilet located in laundry
- Reverse cycle air conditioning + fans
- Gourmet slow combustion wood heater with hydronic floor heating
- Colorbond roof with 4kW grid connected solar panels + SMA inverter to help minimise costs
- Solar hot water system
- Satellite Internet dish, modem + Wi-Fi
- Satellite TV dish (black box included)
- Landline connected
- Old 1920s triple fronted timber & iron garage structure
- River pump for stock water
- Firefighting water storage in 9000 L tank
- 22,500 L house rainwater tank
- 9x dams
- Established gardens with watering system
- Fencing in good order
- River access for stock watering (riparian fencing & gates)
- Well maintained cattle yards + 2x holding paddocks
- Established native trees in all paddocks providing shade for cattle
- Ranbuild Colorbond 3x bay machinery shed + double bay lockable area
- 13x paddocks including some electric fencing (2x with mains powered electric energisers)
- Established Jacaranda trees between house and riverbank

• New LEP in 2024 lends itself to a second dwelling being able to be built onsite, as well as an approx. 148 acre (60 ha) subdivision (STCA).

• Zoned RU1 - Primary Production

• Comprising of river flats to undulating grazing country

Access via Council maintained road through property, with private road to house (newly planted avenue of trees)

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