

**131 Church Street, Gloucester, NSW 2422**

**Raine&Horne.**

**House For Sale**

Saturday, 17 February 2024

131 Church Street, Gloucester, NSW 2422

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 847 m2**

**Type: House**



John Booth

**\$495,000**

Enjoy open rural views and a stunning Bucketts backdrop from this conveniently positioned 3 bedroom family home. Imagine relaxing on a new deck watching the sunsets over the Bucketts. A separate sleepout has potential for conversion to guest accommodation (STCA), home office or studio. Features of this property include:-- Polished timber floors, high ceilings and a fireplace- 2 living areas & 3 bedrooms - Retro 1960's kitchen - Modernised family bathroom - Internal laundry with separate w.c. - Level easy care block, fully fenced- Single carport - Separate sleepout with potential for conversion to office/studio/guest accommodation (STCA)- Close to Woolworths and less than 300 metres from Gloucester's main street- Open rural views at rear with a stunning Bucketts backdrop - Flexible Mixed Use zoning- Currently vacant, previously let at \$420 p.w. until 28 March 2024- Keep for investment, or renovate as a new family home There is an opportunity to negotiate a new lease as an ongoing investment, or capitalise on vacant possession to achieve your property goals. Call John Booth at Raine & Horne Rural Gloucester on 0417 230 236 or 6558 1507 for further information or to arrange a private viewing. 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.