

**1333 Bowman River Road, Gloucester, NSW 2422**



**Sold Lifestyle**

Friday, 18 August 2023

1333 Bowman River Road, Gloucester, NSW 2422

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 105 m2**

**Type: Lifestyle**



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**\$1,400,000**

If you've been searching for the perfect off grid lifestyle property, located in a beautiful rural setting, not too far from town conveniences...your search is over! Providing a picturesque & peaceful country lifestyle this property comprises of 261 acres of versatile landscape ranging from level grazing paddocks, rolling hills and steeper timbered country to frontage to the beautiful Bowman River, this property has something to offer everyone. With a truly spectacular homestead, showcasing a renovated country cottage abundantly light-filled interiors and a sprawling single level layout. Its appeal is timeless, and the lifestyle it will offer you is breathtaking. Positioned approx. 27 minutes North West of Gloucester in the Bowman River Valley. Features:

- 261 acres / 105.6 ha
- Stunning tree lined entrance leading to a manicured park like house paddock
- 60+ established fruit trees in a beautiful orchard and incredible veggie patch in front of the house
- The charming character filled house features wrap around verandah's and a beautiful rural outlook
- 3 bedrooms plus an office, master bedroom with a walk-in robe & verandah access
- Renovated main bathroom with shower, vanity, corner bath and toilet
- Light filled open plan living with polished timber floors throughout
- Year-round comfort is provided with reverse cycle air-conditioning, ceiling fans, slow combustion heater with wetback and oven feeding a radiating water heater system throughout all rooms
- Large well-appointed country kitchen with stainless benchtops, 900mm stove and a large pantry
- Large entertaining area on the back deck with an outdoor built-in fireplace
- Completely off grid with a stand-alone solar system with battery bank and backup generator & Gas hot water system
- Large 250,000L water tank catching from the shed providing excellent water storage
- 15m x 7.5m shed with 6m enclosed workshop and 3 open bays, large hay shed, old dairy & cattle yards
- 470m frontage to Bowman River (approx.) and 3 dams
- 15 Megalitre water license
- Property is split into 4 paddocks with new stockproof fencing and water provided through dams and troughs
- Carrying capacity is 20 cows and calves or 35 steers. Currently running 17 Hereford cattle.
- The back of the property is heavily timbered country perfect for adventuring with established tracks and includes a current Property Vegetation Plan (PVP)
- There are crystal clear swimming holes and flat level paddocks that would be ideal for camping or eco-tourism ventures

The perfect tree change opportunity, If you've been looking for the idyllic rural retreat, with easy access, a place to grow your own veg, raise a few animals & give the kids a taste of rural country life then come take a look at this amazing property. For more information contact Kristy Markham on 0408 643 328. Inspections by appointment only. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.