

**171 Crowthers Road, Gloucester, NSW 2422**



**Other For Sale**

Monday, 15 April 2024

171 Crowthers Road, Gloucester, NSW 2422

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 46 m2**

**Type: Other**



Kristy Markham  
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## Auction (Unless Sold Prior)

Ray White Rural Lifestyle Sydney proudly presents 'Avon Vista' one of the finest rural holdings on the Avon River, just 10 minutes outside the township of Gloucester in the Barrington Coast Region NSW. 'Avon Vista' provides the ultimate rural lifestyle, A beautifully presented, new off grid home set on 115 productive acres with river flats. All the work has been done and this quality farm is ready for your enjoyment. For Sale via Auction (Unless Sold Prior) on Thursday 16th May, 2024, 11:00AM AEST at the Farmers Wife Distillery, 1378 The Bucketts Way, Allworth NSW 2425 LAND\* 46.71 HA / 115.4 Acres\* Divided into 9 paddocks ranging from highly productive flats with a history of fodder production to gently undulating grazing country.\* The property is ideal for both cattle & equine pursuits.\* Scenic country with lush pastures and established trees \* Owner currently running approx 30 cows & calves\* Good rural fencing throughout. New sections of boundary fencing & internal electric fencing throughout WATER\* 6 dams including a large spring feed 2 acre dam which is a feature of the property\* Firefighter pump on dam with underground piping to a header tank feeding multiple troughs at the yards and the river flats\* Irrigation system provides water for the homestead grounds and established gardens\* Three large tanks provide irrigation & domestic water supply to the home\* Frontage to the Avon River HOMESTEAD Set in a beautiful garden, the homestead features: \* Brand new home built in 2022\* Two spacious bedrooms with walk in robe\* Light filled open plan living opening out to the large entertaining area\* Modern country kitchen with quality gas appliances, breakfast bar & walk in pantry\* Air conditioning and combustion wood fire for year-round comfort\* Large main bathroom with shower, vanity & bath plus a second toilet \* Large undercover deck with expansive views across the property from the elevated house position\* Established fruit trees and easy-care gardens OPERATIONAL IMPROVEMENTS\* 4 bay steel shed, 2 open bays with off grid solar system, 2 bays designed for guest accommodation with kitchenette, bathroom, windows & outdoor seating area.\* Additional lock up container & awning for equipment storage\* New steel cattle yards with water LOCATION\* 10 mins\* to Gloucester \* 1hr 15mins\* to Newcastle Airport \* 1hr 35mins\* to Newcastle\* 2hr 40mins\* to Sydney Inspections strictly by appointment. For a full information memorandum or to arrange a private viewing please contact Kirsty Markham 0408 643 328 or Andrew Wall 0423 234 723 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.

\*Approx