

**30 Barrington Street, Gloucester, NSW 2422**

**Raine&Horne.**

**House For Sale**

Monday, 27 May 2024

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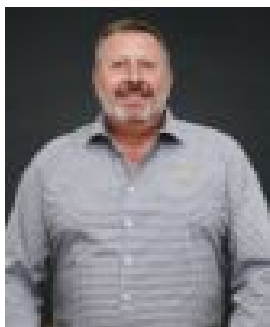
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1014 m2**

**Type: House**



Gary Ferris  
0427581507



John Booth  
0417230236

**\$599,000**

- Over 1,000 sqm comprising 2 x 500 sqm blocks in sought after Barrington Street- One block has a 2BR weatherboard cottage (needs renovating)- The other block has building entitlement (with two sheds)- A short walk (275m) to main street shops- Renovate the house and develop the lot next door- Or redevelop the whole site - Dual occupancy or flats are allowed under the zoning (STCA)- So many development options with this prime site There's a fabulous view of the Bucketts Mountains from the front patio of the cottage. The property comprises 1,014 sqm in 2 lots (21 & 22), both over 500 sqm. Lot 22 includes the old, 2 bedroom character weatherboard house Lot 21 has two sheds used as detached sleeping accommodation. Both are lined but have no washing or toilet facilities and are not council-approved dwellings. A single car weatherboard garage straddles the boundary line between the two lots. It is now used only as a storage shed. Topography is gently sloping away from the road. 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.