

**36 Burtons Road, Gloucester, NSW 2422**



**Sold Lifestyle**

Wednesday, 25 October 2023

36 Burtons Road, Gloucester, NSW 2422

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2 m2**

**Type: Lifestyle**



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**\$790,000**

Address: 36 Burtons Road Wards River A magnificent 7 acre hobby farm tucked away and secluded assuring privacy, yet only 1 hour north of Raymond Terrace and 25 minutes south of Gloucester. Escape the hustle and bustle of city life and discover the serenity of your very own Wards River sanctuary. Imagine living nestled amongst beautiful Australian flora and fauna with your own farm animals and so close to bush trails for 4WD, hiking and riding adventures. The comfortable 3 bedroom home is in an elevated position, looking north east over the trees with glimpses of a gorgeous mountain range in the distance. There's the added bonus of a large shed, initially the WARDS RIVER TIMBER MILL with an amenities block and an extra caretakers office come weekend stay that complements the property. This is a lifestyle property that offers so many options for a weekend escape or the ultimate tree change opportunity. Property Features Include: • Wards River Ironbark mill established 1923 and closed 1996 • 3 bedroom 2 bathroom home on approximately 7 acres • Open plan kitchen/living area with views overlooking property • A/c and fireplace and Skymesh satellite NBN • Machinery shed • Amenities block with shower and toilet • Security camera system throughout property • 2 dams • 1 bathroom 1 bedroom cabin (paymasters cottage) ready to be renovated • 2 x 40ft shipping containers with shed for hay or vehicles • 3 phase power • Zoned RU 2 • 60x 30 dressage arena • Only 1 hour to Raymond Terrace and 25 min to Gloucester For more information or to book your inspection contact Kristy Markham on 0408 643 328 or Scott Hunter on 0448 870068 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.