

**42 Argyle Street, Gloucester, NSW 2422**



**Sold Lifestyle**

Wednesday, 8 November 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2 m2**

**Type: Lifestyle**



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**\$1,500,000**

Set on 2.25 hectares / 5.5 acres is this stunning lifestyle block, this amazing property offers its buyer an outstanding landscape of panoramic rural views, a family home, separate guest accommodation and spectacular landscaped gardens to explore- all at a prestige address! The fabulous residence is filled with timeless country character, and boasts luxury throughout with a salt water pool with gorgeous rural views, air conditioning, 9ft ceilings and a slow combustion wood fire all lending to a lovely ambiance and sense of tranquility. The home features quality fixtures and fittings, is impeccable on presentation, and a pleasure to inspect.

- 3 bedrooms with built in wardrobes plus a separate study/home office
- Master suite with walk in wardrobe and ensuite
- Open plan living and dining area, leading through to the kitchen overlooking the pool and stunning views from every window
- Home comforts of solar (6.5kw for main house & 5kw system for the guest accommodation), reverse cycle air conditioning and a slow combustion wood fire
- Spacious veranda, fiberglass above ground salt water pool, a fabulous assortment of trees, gardens and the dam with a pond system
- Single lock up garage with internal access
- Sunroom with heated floor tiles
- Additional guest accommodation - studio style separate dwelling with loft plus a carport
- Double bay garden shed/lawn mower storage
- Large shedding perfect for the boat, caravan and additional cars, storage plus carport 14m x 8m (height 4.5m to gutters & 5.5m to hip) shed, 8m x 6m attached carport

• Add to the list optional town water or tank - 45,000L water storage plus 40,000L garden water

• The property is located in the sought after area of Barrington - only 5 minutes to Gloucester. The property inspects extremely well and offers a unique opportunity in this executive location. The home has been thoughtfully designed with special regard for the views, and capturing the beautiful breezes - a delightful place to call home. Contact Olivia Harris on 0432 088 234 to arrange an inspection.

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.