

**580 Barrington West Road, Barrington via,
Gloucester, NSW 2422**

Raine&Horne.

House For Sale

Thursday, 6 June 2024

580 Barrington West Road, Barrington via, Gloucester, NSW 2422

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 9276 m2

Type: House



John Booth
0417230236

\$995,000

Designed with relaxed entertaining in mind, this rare package includes Barrington lifestyle acreage, a charming modern home with wide verandas wrapping around 2 sides, a lovely alfresco entertainment area & cottage garden, separate garage with potential for conversion and a separate workshop/garage. All with no neighbours and gorgeous rural views from every window. Some of the many features of this property include:-- Elevated lifestyle acreage (2.3 acres or 0.93 hectares approx.)- Bucketts Mountains views across the Barrington River flats.- Characterful family home or fabulous weekender.- Delightful cottage garden with paved alfresco pergola.- 4m wide verandas for relaxed living and entertaining.- Vaulted ceilings with timber posts & beams.- Spacious living room with feature fireplace & picture windows.- Open plan casual & formal dining areas.- Polished timber floors, wide hallways, ceiling fans & skylights. - Quality kitchen with granite benchtops, dishwasher, induction cooktop, integrated fan, wall oven, abundant storage.- Huge master bedroom with new ensuite, high ceilings, built-in robe and direct veranda & garden access. - An adjoining bedroom with potential for use as an office/reading room, nursery or dressing room. - Two further bedrooms with built-in robes and new carpet.- Modern family bathroom with separate lavatory.- A large sunroom has many potential uses, including media room/office/guest room/games room. - Ducted air-conditioning throughout and new LED lights. - Double garage with automatic roller doors plus laundry and bathroom (shower & lavatory).- Separate workshop/garage with roller shutter door and 3 phase power (7m x 5m approx.)- Over 66,000 litres water storage in 3 tanks (one gravity fed).- Water licence to pump from Barrington River, used for irrigation. - On site waste management system.- 6.5kW solar system with roof mounted panels. - Safely fenced yard suitable for children and pets. - Plus a separate paddock with abundant space for vegetable beds, fruit trees, chickens, or perhaps an alpaca or two? Don't miss the opportunity to inspect this wonderful lifestyle property offering easy flows between indoor living and alfresco areas. Gloucester is just 12 min drive via sealed roads and the Barrington General Store & Fuel is just 6 minutes away. Call John Booth on 0417 230 236 at Raine & Horne Rural Gloucester 6558 1507 to book your inspection today. 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.