

# 6 Kia Ora Hill Road, Gloucester, NSW 2422



## Sold Acreage

Thursday, 7 March 2024

6 Kia Ora Hill Road, Gloucester, NSW 2422

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 15 m2

Type: Acreage



Ashley Hollingsworth  
0265552188

**\$1,200,000**

- Picturesque 38.5 acres (15.62ha) property located just minutes from town- Previously a commercial fish farm the property includes extensive dam infrastructure- The historic home was moved from Gloucester to the property in the early 1990's- A huge, glassed enclosed living room enjoys views of the farm and dams- The kitchen includes 900mm gas oven and island bench- Kitchen is surrounded by a living area featuring a split system air conditioner- The formal dining area includes a wood fire and polished hardwood flooring- 3 Bedrooms all feature high ceilings and decorative timber work- Bedrooms also include ceiling fans and polished hardwood flooring- Main bathroom includes claw foot bath and heritage features- A second bathroom and toilet are located in the laundry- The house includes generous verandah with 2 bedrooms having access outside- The property would be suited to a wide range of livestock types- Includes a 26.5meg Barrington River irrigation licence + 4.5meg dam licence- A functioning windmill is located on the main dam- Dam water supplied to the house and garden by pump- Large high roof machinery shed 13.5x9.5m with power connected- 7x6m Garage and workshop with concrete floor and power connected- Council approved 2 block subdivision with additional building approval- Beautiful acreage located under 8km to Gloucester or Barrington.**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.