

**66 Denison Street, Gloucester, NSW 2422**



**Sold House**

Monday, 20 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1000 m2**

**Type: House**



Kristy Markham

0408643328

**\$805,000**

Price reduced \$829,000 - Offers Invited Steeped in history this gorgeous home has been affectionately named 'The Rectory'. This stunning property really does feel like home! The current owner has finished the home off beautifully and thought of every detail. Beautifully presented and maintained 'The Rectory' is a pleasure to inspect. Every inch of this home has been meticulously updated and thoughtfully designed to combine sleek modern comfort with classic character & elegance. Whether you are looking for your next family home, a country tree change, investment or a weekender this home ticks all the boxes. This remarkable residence is set within a prime location close to all the amenities you could wish for: 400 m to Gloucester's town centre, cafes & shops. For those buyers wanting a weekender or holiday home, this property would be ideal and has great income potential as a holiday let property. The large 1000 sqm (\*approx.) block provides a great large secure backyard with rear lane access. The level space provides opportunity for those wanting to build a shed or granny flat, install a swimming pool or store a caravan. The property is a single level home with a level entry & a ramp at the front making it the perfect choice for someone needing to consider access with a wheelchair. Features include:

- 4 bedrooms all with built in wardrobes
- Spacious light filled home with beautiful timber floors throughout
- Spacious open plan living with formal dining or family room
- The gourmet chef's kitchen is in the heart of the home with gas cook-top and electric oven, abundance of bench space & impressive walk in pantry and access to the side verandah
- Generous size main bathroom with bath, shower & vanity
- Large well-appointed laundry with second shower and toilet
- Large north facing back deck perfect for entertaining or an extra space to unwind
- Front and side verandahs

Beautifully landscaped with low maintenance gardens even a vegetable patch ready for planting

- Great outlook with views of the Bucketts mountains and Mograni
- Plenty of room for the caravan, boat or even build a new 'shed' or granny flat
- New garden shed matching the home and large carport that can accommodate caravan/ large 4x4.

Just an easy 3.5 hour drive from Sydney, Gloucester is at the base of the World Heritage Listed Barrington Tops. This property is wonderfully set within a block of Gloucester's main street and offering a leisurely stroll to nearby cafes, schools, medical facilities & clubs. Homes of this quality in this location are a rare find. For more information or to arrange an inspection contract Kristy Markham on 0408643328

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