

**716 Bowman Farm Road, Gloucester, NSW 2422**



**Sold Lifestyle**

Tuesday, 13 February 2024

716 Bowman Farm Road, Gloucester, NSW 2422

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 6 m2**

**Type: Lifestyle**



Kristy Markham

0408643328

## Contact agent

If you've been searching for the perfect lifestyle property located in a beautiful rural setting not too far from town conveniences... your search is over. Embrace the blissful country lifestyle offered by this charming & beautifully presented home. Nestled on a picturesque 16.7 acre allotment in the stunning Gloucester regions of the Mid North Coast. The spacious, unique, light filled residence has an unmissable charm and provides the perfect blend of country style and character. The house is surrounded by a haven of mature plants and established trees making this the ideal lifestyle or private country oasis. This property provides the perfect option for a buyer looking for a hobby farm or a country treechange with space, privacy and views on a manageable sized allotment.

- Immaculate Timbercrete home was constructed by a master builder & stonemason in 2007
- Warm & inviting open plan living with light filled interiors & 6 metre high cathedral ceilings
- Spacious master bedroom with ensuite, built in wardrobes & reverse cycle air-conditioning
- The Large upstairs loft makes the perfect 2nd bedroom or home office boasting beautiful views
- Main bathroom with shower, toilet & vanity
- Modern well-appointed kitchen with electric appliances
- Slow combustion wood fire and reverse cycle air-conditioning for year-round comfort
- Breezeway leading to large laundry and storage room
- Front verandah plus undercover back entertaining area providing plenty of room to entertain or unwind
- 2 car shed (6 m x 7 m) with second water tank
- Mains grid added with 3 phase power, plus Solar and Lithium batteries & Victron inverter
- The undulating to hilly block is divided into 2 paddocks with 2 dams & a tree-lined gully
- There is a water easement to irrigate from the Bowman River - for stock and domestic use
- The property is zoned RU1 primary production
- The top part of the property has breathtaking views and would make the perfect site for a second dwelling

\*STCA For more information or to arrange an inspection contact Kristy Markham on 0408643328

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