

9 Collaroy Avenue, Gloucester, NSW 2422



Lifestyle For Sale

Saturday, 9 December 2023

9 Collaroy Avenue, Gloucester, NSW 2422

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 2 m2

Type: Lifestyle



Olivia Harris

0432088234

Contact Agent

If you have been searching for that special tree change property that integrates a spacious family residence on a breathtaking rural backdrop, 'Pa's Farm' could be just the place for you to call home. Set on 2.03 ha of beautifully maintained grounds (approx. 5.02 acres) complete with a small dam and sprinkling of mature trees, this property features a beautifully crafted three bedroom + study/4th bedroom residence with glorious views from almost every window. Boasting cathedral style ceilings in the light-filled living and dining area, there is multiple sliding doors opening out to a wide front verandah, so you can soak up the views day and night. The adjacent kitchen is warm and welcoming with a good sized island bench and separate breakfast bar overlooking the land. Out back, enjoy the bonus of a second covered and tiled entertainment area, plus separate gazebo complete with pizza oven, gas BBQ and wood fired BBQ - perfect for those large family gatherings. A two minute drive from 'Pa's Farm' will have you in the heart of Barrington Village, the gateway to the Barrington Tops National Park and a short commute away is Gloucester Township, with its bustling cafes and restaurants. Call to inspect. Other features • Over-sized master suite with large walk-in robe + ensuite with corner spa, separate shower • Main 3-way bathroom with shower + bathtub, separate toilet • Fans+ built-ins to bedrooms • Wall mounted electric oven + gas cooktop in kitchen, ample storage • Wood fire & air conditioning for year-round comfort • Approx. 5.6 m x 5.6 m porte-cochere • Separate 2 bay shed (approx. 13.4 m x 9.3 m) with bonus bathroom & laundry at the rear of the property • Approx. 2.4kW solar system with 8 x panels plus solar hot water • Handy town & tank water (2 x 5,000 gal tanks) • Citrus trees & vegetable garden • Approx. 1.5 km from Barrington Store • Approx. 6.5 km to Gloucester Township, hospital, residential aged care facility, swimming & hydrotherapy pool, café's, supermarkets & high schools Contact Olivia Harris on 0432 088 234 to arrange an inspection or for more information. 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.