

**9 Forbesdale Close, Gloucester, NSW 2422**



**House For Sale**

Thursday, 6 June 2024

9 Forbesdale Close, Gloucester, NSW 2422

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Olivia Harris  
0432088234

## New to Market

Welcome to 9 Forbesdale Close, a stunning property located in the picturesque valley of Gloucester. This home features 3 bedrooms + a study, 1 bathroom, and a spacious open plan living, kitchen and dining area, ready for your personal touch or to move on in. With a land area of 1.8 hectares/4.45 acres, there is plenty of room to enjoy the large billabong/pond, the established gardens and take in the natural surroundings. Built in approximately 2001, this property boasts rural views and stunning park like grounds which is sure to impress. As soon as you arrive, beyond the entrance and tree lined driveway, an oasis is unveiled, a private sanctuary tucked away just 5 minutes south of Gloucester. Enjoy the stunning sunsets over the Bucketts Ranges. Other features include:

- High ceilings
- Stunning rural views of the Mograni Ranges
- 3 bedrooms, all with built in wardrobes plus a separate study/home office
- Ducted air conditioning & a slow combustion wood fire
- Main bathroom with bath, shower, vanity and separate toilet
- Internal laundry with access onto the back verandah and down to the clothesline
- All seasons verandah on all 4 sides of the home
- Great 1.80ha / 4.45 acre block completely fenced - dog proofed
- 2.5 bay shed with toilet and plumbing for a shower plus mezzanine
- Solar hot water
- Connected to town water and tank water. Tanks, 1 is connected to the shed + garden usage and the other is connected to the house with a switch to flip to mains

Please contact us for a price guide. Making a great opportunity for those looking for a peaceful and serene place to call home. Don't miss out on the chance to own this beautiful property in Gloucester. For further information or an inspection, please contact Olivia Harris on 0432 088 234. 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.