



323 Bucketts Rd, Gloucester



RIVERFRONT SMALL FARM PACKAGE

34 acres of riverside bliss awaits you just minutes from Gloucester township located between the Gloucester River and the Bucketts Mountains. This unique farmlet has lifestyle written all over it. The comfortable and freshly renovated 3 bedroom home abounds in old world charm with its replica combustion stove, brass tap fittings, timber look floors and exposed beams. The rear entertaining area complete with BBQ kitchen and open fireplace is set for fireside chats or a warm cup of coffee.

The Gloucester River runs along the eastern boundary for 800 metres and provides some magnificent access points for swimming and fishing. Garden and trough water is supplied by a pump at the river as well as having a 3 phase electricity outlet for irrigation utilising the 34 megalitre licence should you need it. Pastures consist of kikuyu and ryegrass which have been regularly top dressed. Rural improvements include a 6 bay car shed at the house, steel cattle yards, two 6m x 6m machinery sheds and a 12m x 8m hay shed. The property is fenced into 7 paddocks and will run 20 head of cattle easily.

All farm machinery is included in the sale so that you can manage the property how you wish from day one. Included are 2 tractors, pump and irrigation equipment, mulcher, hay grabs etc.

Properties such as this rarely come on the market, and there can be no more created in this form. 3 minutes to town, river frontage, irrigation, renovated home, shedding and a superb setting...what more could you want?

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

3 Beds 2 Baths 6 Cars

34.00 ac

Price PRICE ADJUSTMENT -
\$1,900,000

Property Type Residential

Property ID 209

Land Area 34.00 ac

Agent Details

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