



3277 Thunderbolts Way, Gloucester



'TRINGADEE' - 3277 THUNDERBOLTS WAY, Gloucester.

GREAT RIVER WATER, ALLUVIAL FLATS, COMFORTABLE ACCOMMODATION

This property represents one of the sweetest blocks to be offered in the tightly held Brett and Little Manning region. Due to unforeseen circumstances this property has become available.

Features:

- Large lock up machinery shed with accommodation in both ends
- Large bunk room up to 8 guests, private double bedroom, toilet & shower, kitchen & living area with air conditioning and wood heater
- Septic system
- 5kw solar, power, landline, satellite Wi-Fi & phone
- Rain and river water
- Good set of steel / wooden cattle yards with cattle crush
- 6.8 ha (16 ac) of river flats with 40 megs. river Licence
- Carry 25 -30 head of cattle comfortably
- 25 mins to Gloucester with tarred road to front ramp

Dimensions and Stats:

Shed dimensions : 18m (l) x 6.90m (w) x 4.9m (h) at peak - cement floor

2 1 94.72 ac

Price	\$1,350,000
Property Type	Residential
Property ID	206
Land Area	94.72 ac

Agent Details

John Hannaford - 0419 249 565
Peter Markey - 0418 633 060

Office Details

Hannaford Stock & Land Australia
51 Church St Gloucester NSW 2422
Australia
02 6558 1309



Vehicle Area : 7.0m (l) x 6.90m (w) with 2 large roller door access

Outside tractor annex : L. 7.0m (l) x 4.0m (w) - gravel floor

Covered BBQ Area : 7.0m (l) x 6.0m (w) - cement floor

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