



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
- Carry 25 -30 head of cattle comfortably. Good set of steel / wooden cattle yards with cattle crush
- 6.8 ha (16 ac) of river flats with 40 megs, river Licence
- 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 | 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

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

2 Beds 1 Baths 94.72 ac

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

Agent Details

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accurate.