



100 Gloucester Tops Rd, Gloucester



## WELCOME TO "VILLA MEDICI"

If it's position and ease of management you crave, then look no further. If it's a tranquil garden setting you desire, then look no further. This 207 acre farm is located just 9 kilometres south of Gloucester and features gently undulating land with scenic views in all directions. The comfortable home is set in manicured gardens and has expansive views over the farm to the Bucketts Mountains.

Currently running the "Villa Medici" B & B which is attached to the house, this well presented home has 4 bedrooms, 5 bathrooms and 5 toilets. There is a plunge pool, cabana, spa, firepit and wood fired oven in the surrounds to enjoy as well as established fruit trees, hedges and roses.

The farm has been regularly fertilised and seeded, with a carrying capacity estimated at 50 breeders. There is a set of wooden cattle yards with crush, scales and calf cradle, adjacent 3 bay machinery shed and excellent fencing. The property is subdivided into 6 paddocks with water supplied from 12 dams.

This farm is a great package and it's location and ease of management makes it unique in our district. Opportunities to buy in this area don't come along every day, however our vendors wish to retire and so it is to be sold. Further enquiries are welcomed.

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.

4 Beds 5 Baths 2 Cars

207.00 ac

<b>Price</b>	\$2,450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	228
<b>Land Area</b>	207.00 ac

### Agent Details

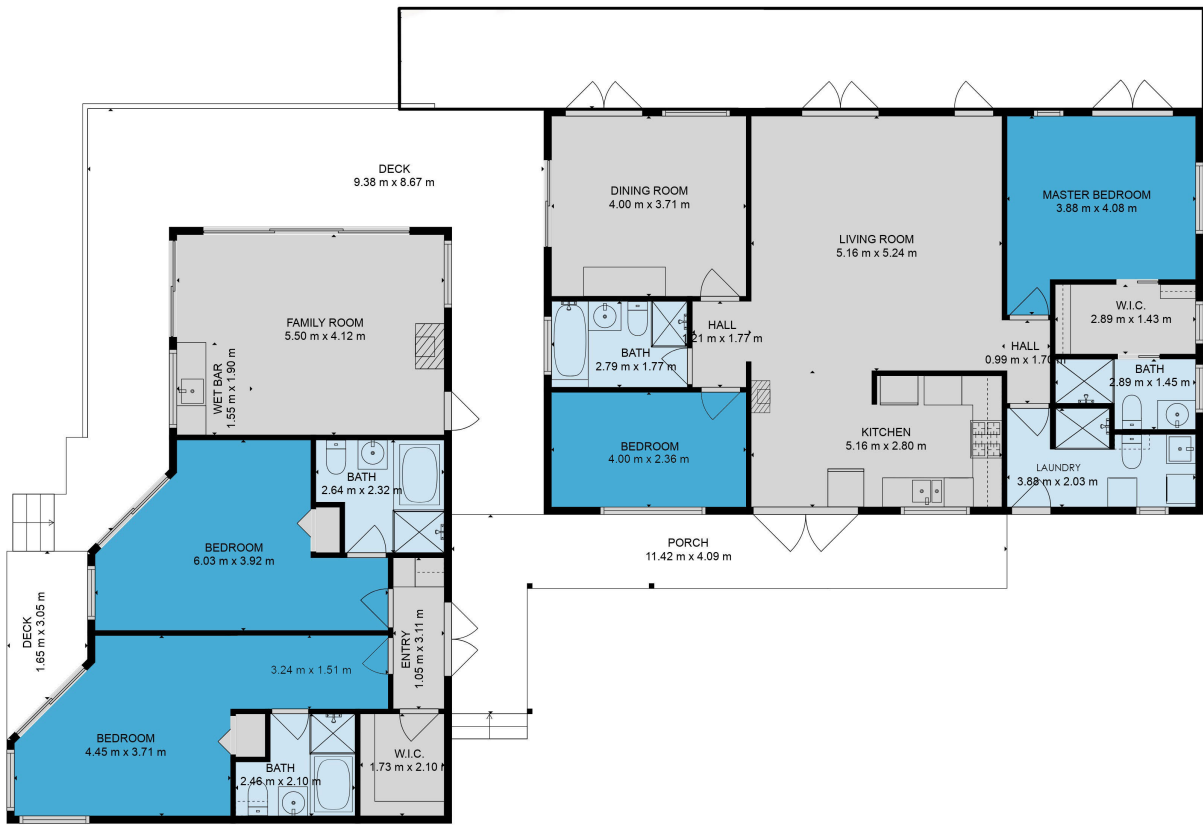
Peter Markey - 0418 633 060

John Hannaford - 0419 249 565

### Office Details

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02 6558 1309





Floor plan created by: East Coast Photography

**TOTAL: 187 m<sup>2</sup>**

FLOOR 1: 187 m<sup>2</sup>

EXCLUDED AREAS: DECK: 65 m<sup>2</sup>, PORCH: 22 m<sup>2</sup>

This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
 Dimensions and measurements are approximate

