

SOLD



4525 The Bucketts Way, Gloucester



## 'NICARLEE PARK'

4525 The Bucketts Way, Gloucester, NSW

154.15ha | 380.9 ac

4 Bedroom

3 Bathroom

2 Car Spaces

Magnificent property & breathtaking outlook

- Impressive rural holding on the very edge of the postcard scenic township of Gloucester
- 4 bedroom luxurious home with study
- Modern kitchen, ensuite steam room, 3 large living areas & expansive verandas
- Picturesque view of the iconic Bucketts Mountains, under 3 hours from Sydney
- 380acs of high quality rural land, underground irrigation main, 11 fenced paddocks
- Approx 200acs of high production river flats, 243 megs. Licence, 1.75kms of Gloucester river frontage
- Lock up shed, 3 phase power and machinery shed for tractors and equipment

380.90 ac

Price	SOLD
Property Type	Residential
Property ID	164
Land Area	380.90 ac

### Agent Details

John Hannaford - 0419 249 565

### Office Details

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



This impressive rural holding set on the very edge of the postcard scenic township of Gloucester is without doubt the most outstanding property to be marketed in the area for many years. The magnificently luxurious four-bedroom home, has an undeniably spectacular location, build quality and design to capture the commanding view of the Bucketts and surrounding land.

The property encompasses approximately 200 acres of outstanding high production river flats with 1.75 km of prime Gloucester River frontage, which has cropped corn, lucerne and improved pasture. The balance of the land is mainly quality ridge loam which has had multiple applications of lime, fertiliser and chicken litter. A large lock up work shed, 3 phase power, shower facilities and large machinery shed for all storage of tractors and required property equipment in excellent condition just keep adding to the vision of this immaculate property.

Steeped in the area's history, Nicarlee Park is for the discerning purchaser who wishes to have the absolute best Gloucester has to offer, with a master-built residence and outstanding improvements on high quality pastoral land with the possibility of a residential landbank in the future – all just under three hours from Sydney.

Inspection strictly by private appointment only.

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Online Auction :

11.00am Friday 30.09.2022 to 5.00pm Wednesday 05.10.2022 if not sold prior

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