



## Gloucester, NSW

209 CHURCH Street

**3**  
BED

**2**  
BATH

**2**  
CAR

**Gloucester  
Property**  
SALES & RENTALS



### WOKELENA

Web ID: MUS

Wokelena offers a rare opportunity to purchase a tightly held property that is supremely positioned for the city or town businessman who wishes to have all the advantages of 52 acres of rural living only a short stroll from the main centre. The modern 4 bedroom home has probably the most exquisite views of the Bucketts Mountains of any property in Gloucester. All improvements are of a high quality with an adequate set of cattle yards complete with crush and storage sheds nearby. River frontage to the Gloucester River allows for a 10ha irrigation license but also town water supplies all water troughs in the grazing paddocks. The high quality alluvial soil on 2/3 of the property would allow for the production of either Lucerne or any type of crop. The remainder of the property is already growing high quality pasture with a long super history. This property would suit Professionals, Contractors, Tradesman, ideally suit for horse or cattle studs, Farm Stay - unlimited options.

### SOLD

**Contact:** Tricia Arndell  
0409 644 404  
**Type:** Rural  
**Sold Date:** 25/08/2015  
**Land:** 210441m2  
<https://www.gpsr.com.au>