

**142-144 Church Street, Gloucester, NSW, 2422**



**House For Sale**

Thursday, 21 November 2024

142-144 Church Street, Gloucester, NSW, 2422

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Kristy Markham

0408643328

## Prime Real Estate opportunity in Gloucester

A true piece of prime real estate located in the beautiful country town of Gloucester, in the Barrington Coast region of the Mid North Coast.

Sitting on a sought after 1,492 sqm parcel of land in the centre of town this magnificent property is the ideal investment property, site for future business venture or development opportunities.

Currently leased to the 'Gloucester Creatives NSW' A community-based organisation. The tenants are an asset to the property.

Providing a Art precinct, a place to meet, learn new skills and find quality handmade items. They're a group of creatives who have provided a space to showcase talented local artists and artisans. They also provide workshops for all ages. Then you can relax in their beautiful outdoor space. You might be lucky enough to catch a local musician playing on our stage at their regular Sunday Sessions.

Zoned B4 Mixed use there are a world of possibilities as to what you can transform this property into! The position is convenient, prominent and provides endless opportunity to the astute investor or developer.

The site comprises of a commercial space down stairs and upstairs a 3 bedroom residence.

Featuring Frontage on Church Street & frontage to Philip Street providing easy access and prominent exposure. The location is just a short stroll to charming main street of Gloucester and its CBD comprising many great Cafes, Restaurants, Pubs, Clubs, Medical Centre, Banks, Boutiques and Much More!

Features:

- Located in a prime location 140 -142 Church Street, Gloucester has 2 lots with a substantial 1,492m<sup>2</sup> footprint.
- Commanding a prominent corner position with 2 street frontages the position offers high visibility exposure to those wanting to run a business from this site.
- Zoned B4 - mixed use provides the flexibility for residential and commercial use.
- One of the main infrastructure is the commercial / retails shop with a 3 bedroom residence above
- The residence is approx. 13 years old. It is located above the commercial space, offering 3 spacious bedrooms, large well- appointed kitchen, spacious lounge, bathroom with spa bath / shower & laundry, timber floors, large deck and loft area with stunning 360 degree views over Gloucester.
- The property has an abundance of storage option with 2 large sheds
- 3 water tanks plus town water and sewer connections
- Impressive views of the Bucketts Mountains and the Mograni
- The entire property is fully secured with colourbond fencing panels at the side and chain-link along the road frontage
- The property is complete with Two & Three-phase power.
- Bounded by the main road into the town centre on one side and the main through-road on the other.
- Located close to all amenities including, shopping centre, Hospital, medical centre, schools and café's & restaurants

This property presents a rare opportunity to acquire a value-add site in the town of Gloucester. Located in the Barrington Coast region approx. 3.5 hours from Sydney, 1.5 hours from Newcastle and 50 minutes to Forster / Taree

For more information contact Kristy Markham on 0408643328

Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.