

**20 Mahogany Drive, Gloucester, NSW, 2422**



**House For Sale**

Monday, 25 November 2024

20 Mahogany Drive, Gloucester, NSW, 2422

**Bedrooms: 3**

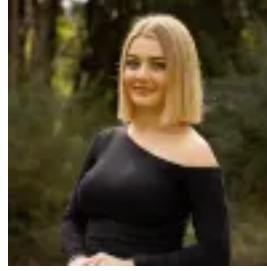
**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Avon River Frontage, Lifestyle and Convenience

This stylish 3-bedroom residence blends country comfort with the charm of rural living. Set on a spacious 4,583m<sup>2</sup> flat block, the home offers peaceful surroundings and panoramic views of the Mograni and Bucketts Ranges, along with a host of desirable features.

### Key Features:

- 3 spacious bedrooms, each with built-in wardrobes and ceiling fans. Master with spacious ensuite & reverse cycle air conditioning
- Well-appointed kitchen featuring a gas cooktop and electric oven
- Open-plan living and dining area, ideal for family living and entertaining
- Reverse cycle air conditioning to maintain comfort in all seasons
- Separate hot water system for the laundry
- Wrap-around verandah offering stunning views of the Mograni and Bucketts Ranges
- NBN connected for fast and reliable internet access

### Outdoor Features:

- 3-bay shed, with one high bay (electric door) perfect for caravan storage, plus a bathroom and laundry setup-ideal for additional storage or a hobbyist's workshop
- Fully fenced, with direct frontage to the serene Avon River
- 5,000L water tank for gardens, laundry and toilets
- Grinder sewer system and town water
- Raised vegetable patches, ideal for growing your own produce
- 24 solar panels (6.6kW solar system) to reduce energy costs and support sustainable living

This property provides a perfect combination of comfort, space, and natural beauty, all while being close to local amenities. Whether you're after a peaceful rural retreat or a practical family home, this property has everything you need.

For further information or to arrange an inspection, please contact Olivia Harris on 0432 088 234.

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