



**SOLD**

## RARE NORTHERN NSW HINTERLAND ACREAGES WITH RIVER BOUNDARY & BUILDING ENTITLEMENT

If you were ever looking for the perfect lifestyle acreage, in the perfect climate with convenient access to all your favourite places, then you really must read on...

First, I will explain a little about the location for those that are unfamiliar with this Northern NSW pocket. Sandy Crossing is of a rural landscape that borders larger, more well know suburbs such as Glenugie and Pillar Valley. Here you are approximately 50 minutes to Coffs Harbour, 20 minutes to Grafton, 15 minutes to the untouched beaches and/or river of Woolli & Minnie Water, Yamba is only 40 minutes and its 2 hours and 20 minutes to the Gold Coast Airport.

You currently have a window of opportunity to express your interest in this approved subdivision. Here I will discuss lot 1 and lot 2 separately. Lot 3 has already been developed, is approximately 83 acres in size and is being offered in a separate listing. The entire property is currently expressed as 198 acres (approx.) – with an airstrip.

Lot 1 – 931 Eight Mile Lane, Sandy Crossing

- Approximately 65 acres of gently undulating land, with a mixture of cleared and scattered timber pockets.
- The property gently slopes down to Coldstream River Frontage where you can enjoy the picnic area, the swing plus the permanent table and chairs.
- The river boundary of this acreage is approximately 100m and offers a deep swimming hole plus opportunities to canoe, float around and enjoy the serenity.
- A dam was built here in around 2003 and has withstood the driest of times.
- There is no fencing between lots 1 & 2 however there is fencing and a gate to the current airstrip and fencing on the Northern and Eastern boundaries.
- Lot 1 has sealed road access to the front boundary as Eight Mile Lane curves towards Woolli Road. Here there is a private pocket to build if you would like to be less obvious from the road.
- A power pole is accessible along Eight Mile Lane or choose to stay off grid.
- A building entitlement is currently offered with the property.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$650,000

OPEN FOR INSPECTION:  
N/A



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