



**SOLD**

## ACREAGE BY THE SEA

Positioned in a highly-desirable location, only 1 minute drive to Woolgoolga CBD is this marvellous home on an impressive 10.42 hectare (25 acre) block.

Ocean glimpses are just the start. With Woolgoolga's infrastructure starting to take off, this property lends its self to future re-development. The smart investor would take note and realise this property could benefit from lifestyle options, farming and agriculture use, or development into residential blocks STCA.

This solid built three bedroom home features double-sized bedrooms all with built-ins and plenty of natural light. A brick open fireplace and ducted air-conditioning provide a perfectly controlled environment. From your elevated position you achieve marvellous ocean glimpses and coastal breezes.

Homes like this are a once in a lifetime opportunity.

### Key features:

- 10.42 Hectares (25 acres) of lush, undulating land.
- 2 x spring-fed dams with bore pumps and an endless supply of water.
- Multiple powered sheds on-site provide adequate storage and personal space.
- Three double-sized bedroom home on concrete slab, east-facing with excellent views and lovely ocean breezes.
- Mains Power provided, tank water only.
- 2.25kw Solar Power.
- Ducted Air-Conditioning.
- Brick feature wall with in-built open fireplace.
- Optional use of 3 x existing sheds on property all with power.
- There is enormous scope to clear more trees (STCA) and utilise the unfarmed land.
- Perfect for agricultural, lifestyle or investment purposes.
- House rental approx \$430 per week.
- Rates \$2319 per annum.

Properties of this scope are hard to find. Call to arrange your inspection today on 0447 099 106.

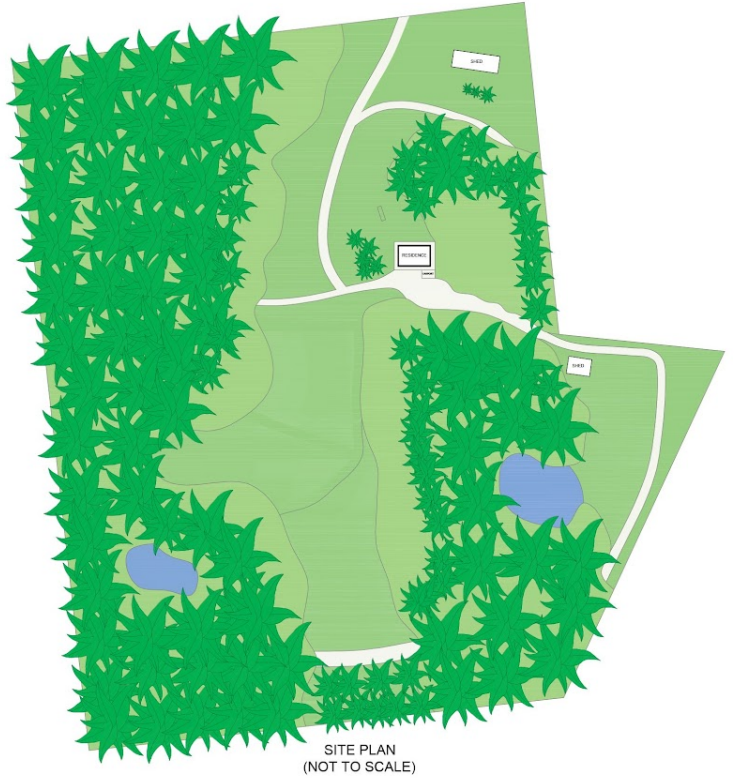
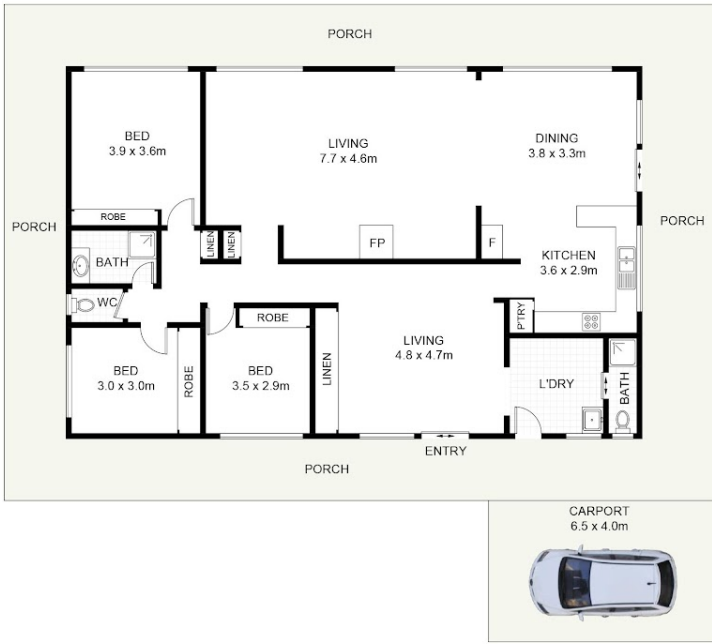
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$1,125,000

**OPEN FOR INSPECTION:**  
N/A



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DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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