

# FOR SALE

63 SUNNYSIDE ROAD, PILLAR VALLEY, NSW, 2462

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## SELLER KEEN TO CONCLUDE SALE!

PRICE: Contact Agent

Approximately 6.5 hours North of Sydney, 45 minutes North of Coffs Harbour, 15 minutes to Grafton and 2.5 hours South of the Gold Coast airport, is this pocket of Pillar Valley Paradise affectionately referred to as 'Sunnyville'. Bordering Glenugie, here we are the corridor to the most beautiful beaches of Minnie Water & Diggers Camp and the pristine waterways of Wooli that are just 20 minutes away, all embraced by the Yuraygir National Park. Whilst it still is as nature intended it to be, the recent highway upgrade has made it much more accessible with Northbound access just a 5 minute drive away. Opportunities in this coastal Hinterland are extremely rare. This quality is incomparable.

OPEN FOR INSPECTION:  
N/A

The property of approx. 154 acres was purchased several years ago after previous clearing. Massive machinery was brought in to remove stumps, piles of timber were dealt with over the years and then the building of the impressive roads that navigate the acres. Roads that were capped with blue stone gravel being approximately 2240 ton of quality road base material professionally laid. The deep road into the property provides all-weather access for 2WD vehicles. Thorough consideration of the elements during construction lead to Geo fabric being used in the wettest areas to hold strong the foundations. Controls are in place for heavy rain and even fast-moving water.

With approximately 40 acres cleared, the remaining 114 acres are a gorgeous mix of timber including pole timber of ironbark, grey gum, spotted gum, squiggly gum, tallowood and bloodwood. Fences are complete and functional in the first half of the property and weather permitting the entire boundary can be driven. Water is abundant from the dam at the start of the property, a dam near the building envelope. a spring fed waterhole with its own little island and of course. easily

## Kylie Swift // 0488 161 621

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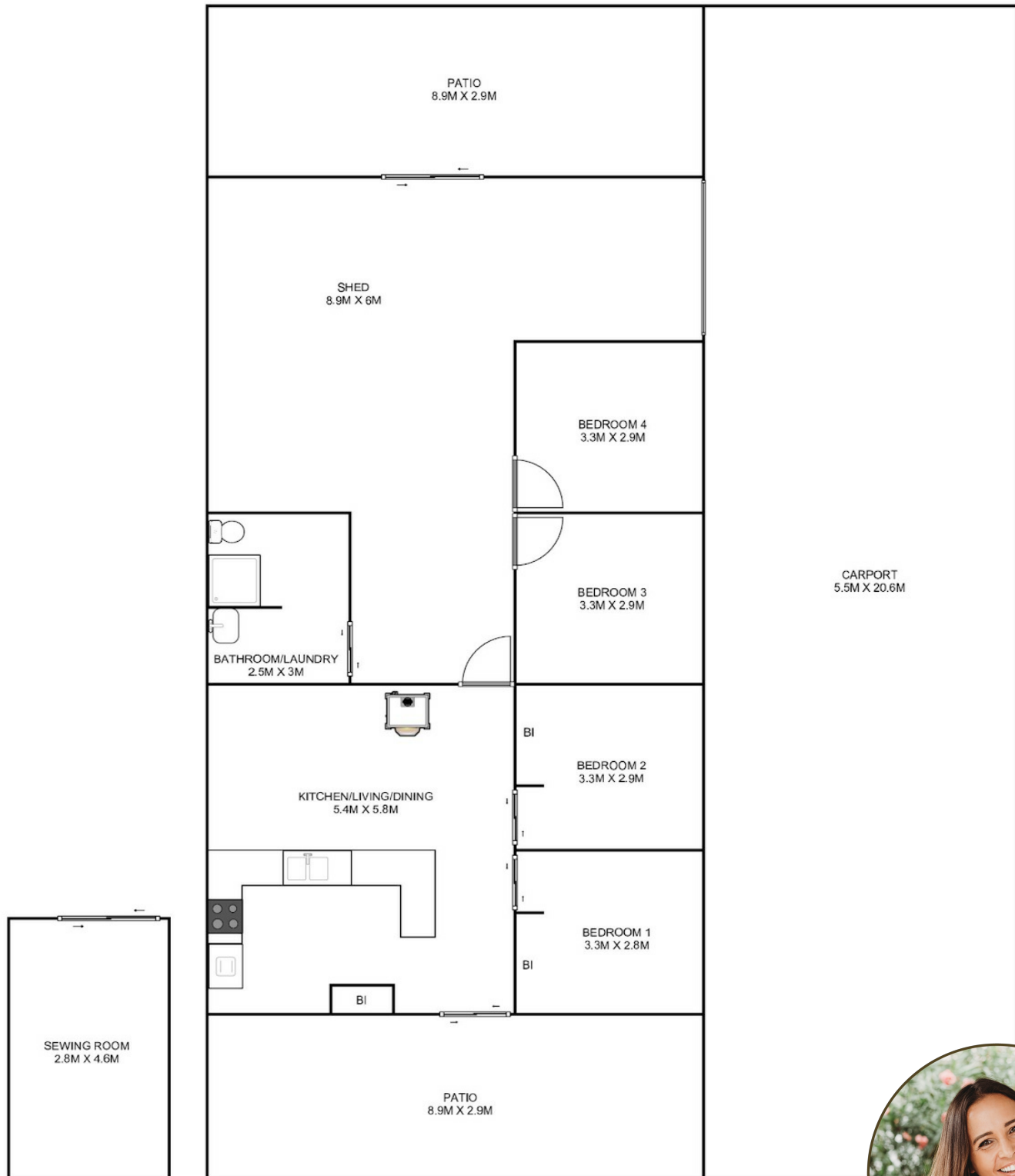
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