


# FOR SALE

50 MORWONG ROAD, SEELANDS, NSW, 2460

3  | 1  | 6 



**SOLD BY KYLIE SWIFT**

PRICE: Closing Date Sale

On the banks of the mighty Clarence River, just 20 minutes West of Grafton's CBD, is this property package, already highly sought and a rare offering in a market of little opportunity. With pre-market interest known, we will be pacing the decision making up until the 16th of August 2021. We do, however, urge you to declare your interest early. Here we have approximately 42.18 hectares, or close to 105 acres with several hundred meters of absolute river frontage. Alluvial river flats comprise of approximately 25-30% of the property with a gentle rise right up to the front gate. The flood-free building envelope is positioned to overlook the River to the West and take in the paddocks to the East. The property is mainly fenced into 2 large paddocks with the access paddock high and dry. The cattle yards, smaller paddocks, cattle crush and loading ramp are conveniently located to the home. Most of the fencing is in very good condition, some areas are fair-good, some reasonable and the Northern boundary brand new. An irrigation license is inclusive to the sale. There are 2 dams in the high paddock, several rainwater tanks (totaling approx. 150,000l ) and the windmill tank used to service 5 troughs and toilets. Our seller can run approximately 40 cows and a bull 95% of the time however with pasture improvement the carrying capacity would be greatly improved. The 3-bedroom, 1 bathroom weatherboard abode with heart, is move in ready or is a solid base to renovate or extend. The country cottage kitchen is a great space and has been refurbished over the years, the loungeroom is cozy and the dining space feels like the place to be. High decorative ceilings, polished timber floors, stained glass, picture rails and decorative cornices add to the appeal. Here we have 2 king size bedrooms and a single. The deck off the rear is where the river views are inhaled. Here we have mains power, solar upgrades & gas to service the home. Guests or teenagers can get comfortable here too. The very spacious, original dairy has been converted over the years into its own self-contained cottage. Fully powered with its own water

OPEN FOR INSPECTION:  
N/A




**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // www.virtueproperty.com.au



# FOR SALE

50 MORWONG ROAD, SEELANDS, NSW, 2460

3  | 1  | 6 



50 Morwong Road  
Seelands



**Kylie Swift // 0488 161 621**

kylie@virtueproperty.com.au // [www.virtueproperty.com.au](http://www.virtueproperty.com.au)

