

Sold

740 CLARENCE WAY, WHITEMAN CREEK, NSW, 2460

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A BLOCK IN TOWN OR 575 ACRES OF YOUR VERY OWN WILDERNESS?

PRICE:\$350,000

OPEN FOR INSPECTION:
N/A

- Approximately 575 acres (or 231.79 hectares) of mostly timbered, gently undulating, diverse rural land ranging from fertile flats abundant with Paspalum grasses, rock ledges with age-old caves, seasonal creeks, springs, waterholes & natural gullies.
- Here you are located less than 10 minutes from Junction Hill & 15 minutes to the CBD of Grafton with sealed road access right to the front gate.
- The established driveway takes you to multiple clearings, some offering distant mountain views.
- A quarry is convenient to the front of the acreage and has been instrumental in building internal roads.
- There are multiple tracks traversing the property ideal for further development and/or horse and motorbike riding.
- There is the possibility to run cattle and most of the boundary is fenced.
- A substantial Colourbond carport/shelter with a watertank has been erected for the purpose of machinery protection, and shelter for camping.
- The property comprises 2 titles being Lot 1 in DP1103492 and Lot102 in DP751369.
- We have confirmed that the building entitlement that may of previously been attached to Lot 1 has lapsed, as it is below the 40ha minimum land size requirement. We welcome you to make enquiries to Clarence Valley Council in regards to the possibility of the consolidation of titles or boundary adjustment.

Interested parties should note that due to the large acreage size of this property, bank and finance lenders may have different criteria for their loan requirements. We encourage you to speak with your lender or mortgage broker regarding this prior to inspection request.

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