



# FOR SALE

## ONCE IN A LIFETIME RIVERFRONT PROPERTY

Presenting an extraordinary estate, offering 300 meters of prized river frontage with picturesque water and mountain vistas, fertile alluvial river flats, charming spring-fed dams, and ample space for livestock and agricultural endeavors.

Nestled amidst the tranquility of state forest, this expansive property spans approximately 39 hectares, predominantly cleared for farming purposes. Its gently undulating terrain features lush pastures, which lead you to your very own boat ramp and private Jetty, ideal for fishing, boating and waterskiing.

Commanding an elevated northern aspect, the distinguished family residence boasts four bedrooms, two bathrooms, a refreshing pool, and expansive entertaining areas, all designed to capitalize on the incredible views of the Kalang river.

At the heart of the home lies an inviting open-plan living space, seamlessly integrating the kitchen, dining and lounge space with the outdoor areas, perfect for hosting friends and family. Upstairs features an absolute parent's retreat, offering a private rumpus, home office and a very generous master suite, providing an impressive walk-in robe, ensuite and wrap-around balcony to soak up the mountain and river views for both sunrise and sunset.

Generous parking provisions, substantial Blackbutt plantation with logging permit, a granny flat (returning \$350 per week), extensive shedding, immaculate driveway, and top-tier fencing, further enhance the property's allure.

This premier 96-acre parcel presents a rare opportunity to own an expansive waterfront property, strategically positioned 10 minutes from Urunga's pristine beaches and town center, and within easy reach of the charming Historic Bellingen and vibrant Coffs Harbour, each just 20 minutes away.

With the property consisting of multiple lots, and a range of flexible zoning objectives, this property offers endless opportunities. Secondary dwellings, tourist accommodation, cellar door premises, shops, boat sheds, and marinas are just a few of the options the lucky new owner will possess (STCA).

Don't miss out on this rare riverside opportunity! Act now to secure your dream lifestyle—schedule your viewing today.

Zoning: RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management, W2 Recreational Waterways.

4 BED | 2 BATH | 10  
CAR

PRICE:  
\$2,795,000

OPEN FOR INSPECTION:  
N/A



**Bryce Heward**  
**0423691322**  
bryce.heward@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



LOWER LEVEL

UPPER LEVEL

INT: 211 m<sup>2</sup>  
EXT: 220 m<sup>2</sup>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

1129 Martells Road, Urunga



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.