

# Sold

782 GREAT MARLOW ROAD, GREAT MARLOW, NSW, 2460

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APPROXIMATE BOUNDARY



## FERTILE, FAMILY FRIENDLY FARM WITH A PERIOD HOME TO BE PROUD OF...

PRICE: \$1,600,000

OPEN FOR INSPECTION:  
N/A

Just 8 kilometres from Grafton, is this picturesque, plentiful pocket of prime agricultural land, with some of the richest alluvial soil in the Clarence Valley. Consisting of 37 acres (approx) internally fenced into 8 paddocks, the property is currently agisting steers for fattening.

The farm has been known to have been used as a market garden and has a long history of lucerne production. A 27 megalitre irrigation license ensures water options for all seasons. Town water is also conveniently connected and feeds cattle troughs.

You will find us where Alummy & Bayldons Creeks meet, as our acres are mostly bordered by permanent waterways. Great Marlow & Lawrence Road traverse the acres, as does Parnell & Tarrant Bridges the waterway.

Properties in the tightly held Great Marlow area are rarely offered for sale. We believe the one family took ownership of this parcel around 1900, with the original home being built in 1925. It was the same family that sold to today's sellers 30 years ago, meaning this is the second time this property has ever been offered to the larger market.

Within a quiet 50km zone, with the school bus to the front gate, this property is perfect for all of life's ages and stages. The charm-filled period home sits proudly on her own peninsula, with 180-degree views over the winding creek, and the remainder over the garden framed farmland. The deep wrap-around verandas offer shade and filtered light, the gardens offer bird song, the yards around the home perfect for children's laughter, and the old dairy is the home to the laying chickens.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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