

# FOR SALE

50 MORWONG ROAD, SEELANDS, NSW, 2460

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Approximate Boundary



## LAUNCH BOATS, RAISE CATTLE, BUILD CAPITAL; WHILST YOU CAN!

PRICE: \$1,250,000 - \$1,350,000

OPEN FOR INSPECTION:  
N/A

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.

Here we have approximately 42.18 hectares, or close to 105 acres, spread over 4 titles with several hundred meters of absolute river frontage. Alluvial river flats make up large portion of the land with a gentle rise right up to the front gate. The flood-free building envelope is positioned to overlook the wide 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.

An irrigation license is inclusive to the sale. There are 2 dams in the high paddock, several rainwater tanks (totalling approx. 150,000l) and the windmill tank used to service 5 troughs and toilets. The carrying capacity has been consistent running approximately 40 head of cattle, 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 lounge room 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.

**Kylie Swift // 0488 161 621**

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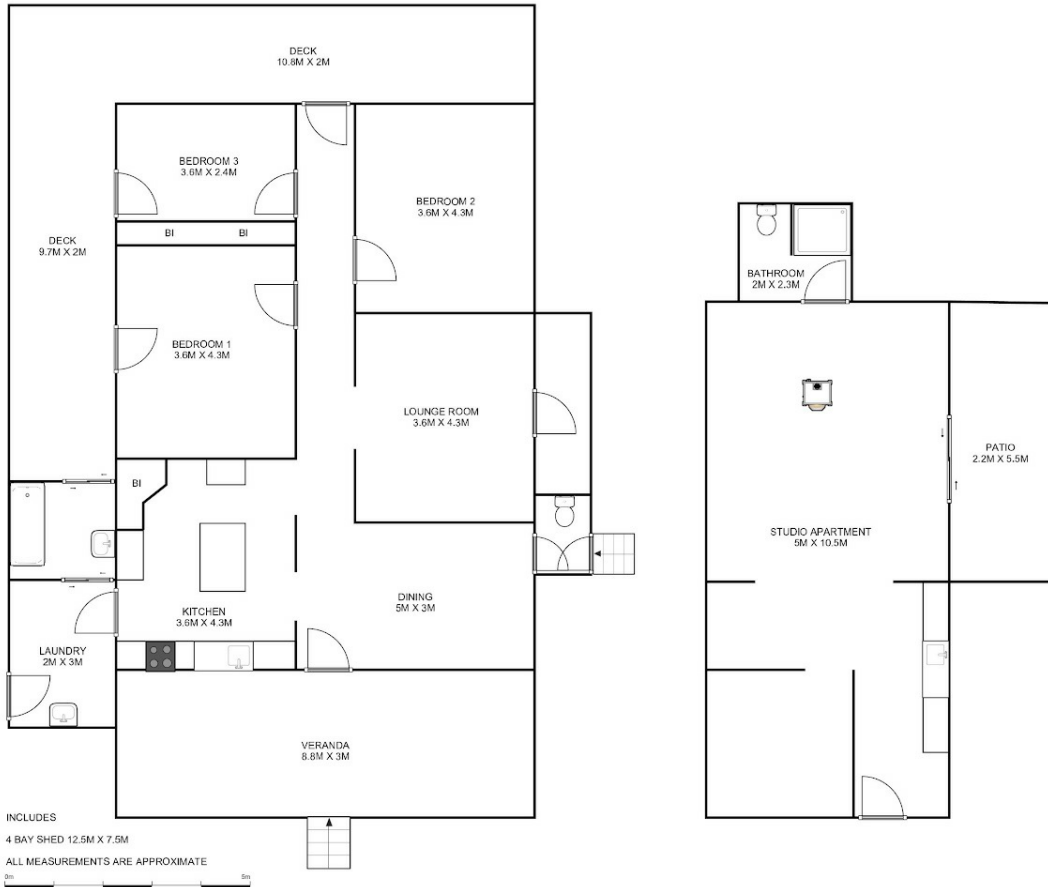
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