

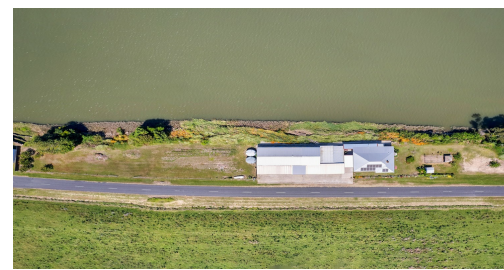
FOR SALE

1780 LAWRENCE ROAD, LOWER SOUTHGATE, NSW, 2460

4  | 1  | 15 



Approximate Boundary



CLARENCE RIVER FRONTAGE - COMMERCIAL & RESIDENTIAL PURSUITS ACCOMMODATED!

PRICE:\$649,000

OPEN FOR INSPECTION:
N/A

There is a rich history attached to that of 1780 Lawrence Road, Lower Southgate. Once part of a larger rural holding; later obtaining its very own title after the Lawrence Road separated the land.

Built around 1954 on the banks of the Clarence River; this is the first time the property has been offered to the market. Tightly held, and widely known as the "The place they sell honey" from the little honesty box under the carport. For 69 years honey was manufactured and stored in this exact location servicing the Clarence Valley, Australia-wide and overseas. Whilst much of the machinery is being sold off now; the warm room that stored the honey will be left and will most probably be a great cool room for the new custodian.

With approximately 200m of absolute river frontage, the views are phenomenal from this allotment of approximately 4471m². Watching the sunrise over the river each morning is only matched by the sunsets over the rural farmland of an afternoon. The land is fertile and alluvial, with mixed fruiting trees, gardens, flowers, and a chicken run. For the fisherman, stairs lead you to the water's edge where you could possibly launch your tinny for a fish or two. Semi-self sufficiency looks easy here.

The humble cottage has been well maintained over the years, raising children and welcoming family to enjoy the position. This is a home where people gather around the dining table taking in views that are usually reserved for houseboats. Four bedrooms surround the perimeter of the home each with their own aspect. The bathroom is fully equipped alongside the internal laundry plus a separate toilet (a second toilet can be found in the shed), the kitchen well equipped with gas cooking and a toasty wood-fire heater. Taking the edge off those river breezes in Winter. Storage is

Kylie Swift // 0488 161 621

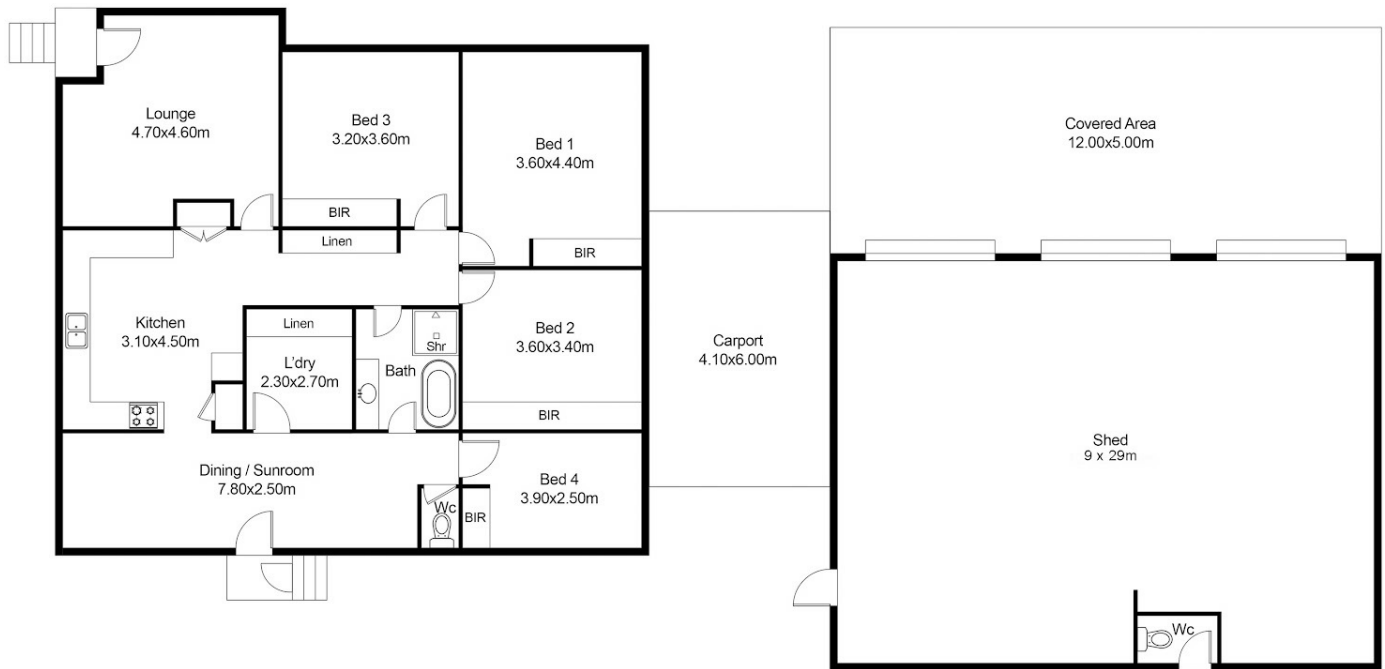
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1780 Lawrence Rd Lower Southgate NSW

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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