



FOR SALE

REDUCED TO SELL! AMAZING RIVERFRONT LIFESTYLE! PLUS HARVESTABLE TIMBER

Vendors are moving on and will consider genuine offers!

This is a truly wonderful property and there is so much you can do with it, and it will of course have different appeal to different people. Lot 49 is about 25 km up the Kalang Road from Bellingen, and the road has nearly all been resealed. The property consists of 108.3 Ha (266 acres) the majority of which is on the high side of the road rising to the ridge and has a creek meandering down through pockets of protected rainforest amongst large stands of harvestable timber, including Blackbutt, Tallowwood, Mahogany, Grey Gum, Ironbark, Blue Gum and Bloodwood. A Harvesting plan is in effect until 2040. It is many years since any selective logging has taken place. Across the road, going down to the Kalang River, we have a dog bone shaped block of 4 Ha (10 acres) in well maintained grassland, which could be suitable for a few animals or horses. A delightful brick weekender cottage has been built overlooking a lagoon adjacent to the river, you can chuck a line out while still sitting on the front porch.

there is also a container and a lean-to shed for storage. Please note this property is not connected to the grid, the current owners have never bothered, however there is an electrical supply nearby.

A plentiful supply of water from the river can be pumped up the hill to the storage tanks and gravity fed down to wherever you need it.

Another feature of the riverside block, is that the river at that point, runs through a rocky gorge which is visually very striking.

This is an amazing property, only 30 minutes' drive to the historic township of Bellingen, yet it offers the utmost in peace and privacy on your very own piece of paradise.

There are many options for this property, like our current vendors you can just enjoy it or you can selectively log the forest according to the PNF Plan and have an ongoing income.

Please note the Zoning is C4 Environmental living, there is currently no building entitlement and any sheds or structures are not approved. The zoning does allow for a D.A. to be submitted to Council to be considered on its merits at Councils discretion.

We will be showing the property only to approved buyers

In the first Instance CALL John Vickars 0428 380 201 for price guide and information.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

1 BED | 1 BATH | 4 CAR

PRICE:
\$949,000

OPEN FOR INSPECTION:
N/A



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