

40A Freemans Road, Woolgoolga, NSW, 2456



Acreage Semi-rural For Sale

Tuesday, 7 January 2025

40A Freemans Road, Woolgoolga, NSW, 2456

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Acreage Semi-rural



Russell Snedden
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Create your dream rural escape just 7 mins from the beach!

Situated just 7 minutes from Woolgoolga Beach and town centre, this 10.25 acre (4.16ha) approx. property offers a fantastic entry-level opportunity for those seeking a peaceful rural lifestyle with the convenience of the coast nearby. Set against the stunning Wedding Bells State Forest, the property offers the chance to develop this rare land holding with endless potential.

The three-bedroom, one bathroom brick and tile home is positioned on an elevated site, offering expansive views over the land as well as bushland views to the west. While the home is in need of some attention, it has all the essentials and the location and outlook provide immense potential for renovations. With a little care and creativity, the property can be transformed into your perfect rural retreat, family home or horticultural farm with rental income from the house.

A newly constructed double-bay colorbond shed with remote entry is another great addition to the property. This shed provides ample space for storage, a workshop, or could even serve as a base for a home business (STCA).

The land itself is a mix of flat elevated land and sloped sections, perfect to develop into a variety of agricultural or recreational uses. Whether you're looking to cultivate the land, establish a hobby farm, or simply enjoy the space, the opportunities are plentiful. The property also benefits from a dam, two concrete water tanks on the house, and a smaller poly tank on the shed, all ensuring reliable water access. Irrigation infrastructure, including a pump shed and packing shed, are already in place, providing a strong foundation for anyone looking to make use of the land for horticulture or other pursuits. A solar power system and solar HWS on the house, and three phase power to the pump shed add even more versatility to the property.

The standout feature of this land is its location. Backing onto Wedding Bells State Forest, the property offers a unique backdrop and direct access to nature. All the while you're just a short drive to Woolgoolga and the beach, offering the perfect balance of rural living and coastal convenience.

This is a rare chance to secure a large property at an entry level price - with all the space and potential you could need to create your dream rural lifestyle. Whether you're looking to develop the land for horticulture, or renovate the existing structures into your ideal home, this property has it all. With a little work, this land could be transformed into a stunning rural escape. Declare your interest now to arrange a viewing, this property may be sold prior to Auction with the owner open to offers. Contact Ray White Coast Coast today!

Auction: Tuesday 11th February 2025, 5pm

Venue: C.ex Woolgoolga, 18 Boundary Street, Woolgoolga

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.