

123 Donovan Road, Broughton Village, NSW, 2534

Raine&Horne.

House For Sale

Tuesday, 12 November 2024

123 Donovan Road, Broughton Village, NSW, 2534

Bedrooms: 4

Bathrooms: 2

Type: House

Acres of Opportunity for Agriculture or Country Living

Discover the perfect canvas for your dream home (STCA) at 123 Donovan Road, Broughton Village. Spanning approximately 43.31 acres (17.53 hectares), this rural block is uniquely divided into two parcels-north and south-by the Princes Highway, each offering its own distinct charm. The southern section provides lovely ocean views, creating an idyllic backdrop for a rural lifestyle, while the northern section hosts the shell of a four-bedroom, two-bathroom home with ocean views overlooking Seven Mile Beach.

Zoned RU2 Rural Landscape, C3 Environmental Management, and SP2 Infrastructure, this property offers exceptional versatility for rural enterprises on both parcels. With vast expanses of arable land, it is ideally suited for a range of agricultural pursuits, from cattle and livestock grazing to potential crop production. The northern parcel features two large dams, ensuring a reliable water supply for livestock, while tree'd gulleys offer natural protection and shelter, enhancing the land's suitability for grazing animals year-round.

Whether you're looking to establish a boutique farming operation, expand existing agricultural activities, or simply enjoy the space and tranquility of rural living, this property delivers the resources you need. It's fully fenced boundary ensures security for livestock, while the combination of cleared pastures and natural landscapes provides versatility for various agricultural ventures. Additionally, the property's southern parcel has its own access off a quiet country lane adds both privacy and ease of use for agricultural machinery and daily farm operations.

Located within the Kiama Council Municipality and positioned in the heart of picturesque Broughton Village, between the thriving townships of Berry and Gerringong, this block offers a rare opportunity to combine productive farming with an exceptional rural lifestyle. The unique layout and features of the land create an ideal environment for sustainable agriculture, all within this scenic setting.

Auction Location: Berry Uniting Church, Wesley Hall, 71-77 Albert St, Berry NSW 2535