

**361 Saleyards Road, Collombatti, NSW, 2440**



**Land For Sale**

Thursday, 28 November 2024

361 Saleyards Road, Collombatti, NSW, 2440

Type: Land



Nathan Wilson

0265660306

## Huge Potential-Prime Acreage with Cosy Weekender-30-minutes to Coast

Don't miss out on the opportunity to acquire this substantial 79.7 acres of prime farming land in the heart of beautiful Macleay Valley. This sprawling parcel is surrounded by nature's best and includes a well-appointed, cosy weekender, the ideal place for a minibreak or comfortable digs while you plan your dream home.

Speaking of dreams and plans, the lands RU4 zoning opens the door for future project such as commercial primary industry production, aquaculture, dwelling houses, environmental facilities, farm buildings, home businesses and roadside stalls, just to name a few!

This picturesque setting offers easy access to spectacular beaches and modern facilities, just 10-minutes' drive to Kempsey and 30-minutes from the seaside villages of South West Rocks, Hat Head, and famous Crescent Head. Vibrant Port Macquarie is a 45-minute commute via the Pacific Motorway.

Just nearby are Kempsey Regional Saleyards, currently undergoing significant upgrades to enhance market access for local farmers, making this land a strategic investment for those looking to capitalise on the growing agricultural sector of this thriving region.

Christmas Creek meanders through the acreage and combines with shade trees to create ideal grazing conditions for livestock, Established cattle yards, and various sheds, including a hay shed and machinery shed, offer everything you need to efficiently manage agricultural endeavours.

The potential of this property is enormous, having previously held Development Approval for subdividing the parcel into three separate lots, with the possibility of a fourth. Recent sales of subdivided 20-acre blocks in the area have achieved between \$300,000 to \$350,000, demonstrating the strong market demand for lifestyle acreage.

With fertile grounds, abundant water resources, a stunning outlook, and a private, peaceful environment, this property is perfectly positioned for future development (STCA) and personal enjoyment.

Create your own legacy while enjoying the tranquillity and charm of this spectacularly beautiful rural setting.

### Property Descriptions:

- Expansive acreage with further potential for subdivision (STCA)
- Previous DA to subdivide into three & potentially four prime lots
- Abundant water supply makes it ideal for agistment of livestock
- Cosy well-appointed weekender, cattle yards, hay & tractor shed
- Conveniently located near Pacific Motorway for easy access
- Short drive to Kempsey for modern amenities and services
- 30-minutes' drive to an array of charming coastal villages
- Proximity to Regional Saleyards (undergoing significant upgrades)
- RU4 Zoning provides opportunity for commercial primary industry
- Strong demand for subdivided land in this scenic location

### Property Details:

Land Size: 79.7 acres

Council Rates: Approx \$2,500 pa

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