

**43 Francis Conn Place, Frederickton, NSW, 2440**



**Land For Sale**

Monday, 2 December 2024

43 Francis Conn Place, Frederickton, NSW, 2440

Type: Land



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## 2.76 Acres Amidst Nature-Building Entitlement-Tightly Held Location

Perfectly positioned at the rear of a quiet cul-de-sac, this picturesque parcel offers an opportunity to escape the hustle and bustle and immerse yourself in the beauty of nature. Surrounded by modern homes on lifestyle acreage, this tightly held location combines serenity with a true sense of community.

The land is partially cleared and comes with a building entitlement, along with access to power and water at the front of the block. This exciting opportunity enables you to plan and create your very own coastal-country oasis, an affordable way to begin your property journey without the limitations of a small suburban block. The best of both worlds with convenience to amenities, hidden gems, and a spectacular stretch of coastline. We are talking world-class surfing destinations!

Tranquil lily pond on the property attracts vibrant birdlife, and partially cleared grounds offer the ideal canvas for designing your dream home, all while maintaining a sense of space and freedom.

You have the pick of two stunning lots in some of the last available acres in this estate, 43 and 45 or if you want to buy both and have no neighbours this could also be a great chance for you to secure.

Location is everything, and this property boasts an unrivalled position, just a five-minute drive from the charming village of Frederickton, 10 minutes to facilities at Kempsey, and 25-minutes' drive to the stunning beaches of South West Rocks and Crescent Head.

Explore the scenery that weaves through this biodiverse environment, ideal for leisurely walks or hikes in the embrace of nature.

Take the plunge, don't be a flamin' galah as this opportunity won't last long! Your little piece of paradise in Freddo awaits!

### Property Descriptions:

- 2.76 acres nestled amidst nature in a quiet cul-de-sac
- Tightly held location surrounded by modern acreage homes
- Partially cleared with building entitlement & pretty lily dams
- Access to power and water from the front of the land
- Peaceful woodland setting with abundance of birdlife
- Conveniently located near Frederickton and Kempsey
- Just minutes access from the M1 Pacific Highway
- Short drive to South West Rocks and Crescent Head beaches
- Scenic walking trails and hidden gems for outdoor enthusiasts
- Affordable option to create your own rural-coastal retreat

### Property Details:

Council Rates: Approx \$1875 pa

Land Size: 2.76 acres

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