

103 Soldier Settlers Road, Newee Creek, NSW, 2447 **nvproperty**

Rural For Sale

Monday, 9 December 2024

103 Soldier Settlers Road, Newee Creek, NSW, 2447

Bedrooms: 4

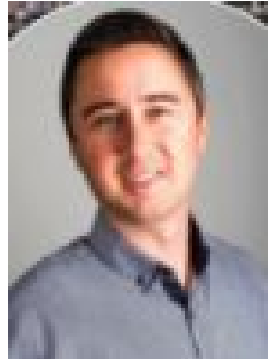
Bathrooms: 1

Parkings: 6

Type: Rural



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RURAL LIFESTYLE OR DEVELOPMENT OPPORTUNITY

Experience the pinnacle of country living nestled on 34.7Ha (85.74 acres*) of peaceful countryside hidden within a picturesque valley just 9kms from the Coast.

The residence is perched high on a hill capturing sea breezes and boasting spectacular rural views in every direction.

The land is mostly cleared with shelter belts throughout and has benefited from pasture improvement over the years. Also offering a good water supply, including 3 dams (one spring fed) and a running creek meandering through the property.

Exceptional rural infrastructure including steel post and wire boundary fencing, three separate internal paddocks plus separate house yard and a generous 4 bay machinery shed with concrete floor.

The entire property is zoned R5 (large lot residential) with a minimum lot size of 1Ha (2.47 acres) and offers endless opportunities for development into the future into smaller lots, subject to development application and approval with Nambucca Valley Council. The R5 zoning is intended to cater for development that provides for residential housing in a rural setting and gives scope to regain some outlay by selling off some land.

You could also create the perfect multi-generational property with further residential accommodation, or continue farming whilst obtaining approvals for the future.

For those who wish to live that self sufficient there are plenty of North facing slopes to incorporate vegetable crops and fruit trees.

THE RESIDENCE:

- Brick, clad and colorbond construction
- Lovely hardwood timber flooring throughout
- 4 bedrooms
- Timber kitchen overlooking the paddocks and mountains to the North
- Wood fire place
- Two separate living areas with rural aspect
- Sunny North facing verandah
- High ceilings and ornate cornicing
- Ceilings fans
- Tandem garaging with internal access
- Sealed driveway and extra parking pad
- Stunning rural and mountain views in all directions
- Currently tenanted for \$550Pw - (house block only)

THE LAND

- 85 acres, pasture improved and mostly cleared with shelter belts throughout
- Steel post and wire boundary fencing in place
- Three separated internal paddocks
- Three dams (one spring fed, with pump connected to header tank)
- Meandering Creek running through the property
- 4 bay machinery shed

Experience daily visits from a delightful array of native wildlife, from bounding wallabies to the many species of birdlife including kookaburras, black cockatoos, galahs, sea eagles, rosellas and so many more.....

Centrally located in the heart of the sought after Nambucca Valley, just 9kms* to both Macksville and Nambucca Heads townships where you can enjoy trendy cafes, clubs, gyms and shopping. Just 30 minutes drive to the vibrant and bustling Bellingen for exploration and 35 minutes drive to Coffs Harbour airport.

INSPECTIONS BY APPOINTMENT WITH AGENT ONLY

For further information regarding this property or to arrange an inspection please contact NAMBUCCA VALLEY PROPERTY (02) 6568 3096.

All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research. Boundary markings on images are indicative only.

*Approximately