

# 114 Hughes Acc, Collombatti, NSW, 2440

## Rural For Sale

Wednesday, 20 November 2024



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Type: Rural



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## **MAGIC ACRES, CREEK FRONTAGE, BORDERS STATE FOREST, 20 MINUTES TO TOWN - 114.68Ha (283Ac)**

I've always looked across at this land and thought "what a great farm" - not far from town, away from neighbors, big open grazing from creek flats to hills, bushland at the back and a magical home site on the hill taking in panoramic views!

And to have this much land, means it is sub-dividable into two blocks and with each block it is possible to get two homes (subject to usual Council regulations) - so this land is ideal for all family to live happily ever after!

And having thousands of acres of State Forest out your back gate just adds to the privacy, fun and enjoyment of living here - perfect for anyone wanting to go on big trail rides!

Oh yes, there is legal access to the back of the block via the State Forest roads - dual access would help with subdivision plans also!

The old timber farm house is beyond repair sorry! But, the power line is right there and ready still.

- Stunning farmland 80% cleared - creek flats, rolling hills (balance of easy accessible bushland)
- Panoramic views from house site
- Sub-dividable into two blocks (sub. to Council regulations)
- Creek frontage
- Bordering State Forest - dual access via State Forest
- Dwelling Entitlement
- Power to house site
- 3 dams
- 15minutes to Frederickton and Freeway Access
- 20minutes to Kempsey

So start designing your dream-home-on-the-farm and come and see this one. Call any day, anytime.