

42 White Rocks Road, Collombatti, NSW, 2440



Rural For Sale

Tuesday, 12 November 2024

42 White Rocks Road, Collombatti, NSW, 2440

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



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Double Brick Homestead, Spectacular Water Supply, Open Pastures, Magnificent Timber Forest , Adjoins State Forest - 58.25Ha (143.9Ac)

This property is so unique, with so much to offer it really is hard to convey in words... photos don't do it justice either.

This property is ideal for cattle, horses, growing, tourism and/or logging.

Cattle & Horses - With around 60Acres open pasture and more grazing under the open bushland, flat to gently undulating and there's so much beautiful space to ride around. All while having the State Forest right there, just open the gate and ride through another 500 acres for free!

Growing – with two of the biggest dams I've seen, water is not an issue for anyone wanting to grow. Plus the open pastured flats have beautiful soil.

Tourism - just wait until you see the beauty of the main dam in real life and then you will see what I mean. I see cabins! And it's so close to town for visitors to get too. (Remember too folk, this zoning permits a second dwelling – there's only one place I'd build, and that's looking out over that dam (that 'lake').

Logging – the land on the southern side of the creek has not been touched in over 50years, its pure forest, rainforest like with massive tall straight trees. Home to the biggest tree I've ever seen around here sits right on the creek bank, must be 8 or 9 feet wide (2.4m – 2.7m), it's a sight to see. There's definitely millable timber, enough value in the timber to renovate the house, enough to put in new fences too.

And with the mixed zoning (RU2 & RU5) - it may very well be possible to subdivide the RU5 (have two homes there) and then apply to State Government for a Sepp 1 to get a dwelling entitlement for the remaining land (where you may then get another one or two homes - talk to me.

- 58.2Ha. (145.5Ac)

- Zoned RU2 & RU5

- Massive double brick homestead (24m x 8m + full wrap-around verandahs)

- 4 bedrooms, 2 bathroom, 2 car

- Formal lounge (open fire) wrapping to dining area, kitchen opening to family area (slow combustion fire + reverse cycle air conditioning)

- Bed 1: en-suite + built-in robes + nursery or office space + ceiling fan

- Bed 2: built-in robe + ceiling fan

- Bed 3: built-in robe + ceiling fan

- Main bathroom: access from hallway or laundry

- Power, tank water (2 x 25,000L), septic, solar hot water

It's picturesque and private and has close proximity to town! The home will never fall apart (to build a double brick home like that today would coast close to \$1M for just the home!).

Farm life like this, so close to town doesn't come much better!

Call any day, anytime.