

578 Lower Coldstream Rd, Coldstream, NSW, 2462

Rural For Sale

Friday, 15 November 2024



578 Lower Coldstream Rd, Coldstream, NSW, 2462

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Type: Rural



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PRIME AGRICULTURAL LAND WITH WATER RIGHTS, HOMESTEAD & MORE

Welcome to this rare opportunity to own 106 (approx.) acres of fertile grazing land along the scenic Coldstream River. Perfectly suited for agricultural pursuits, this expansive property comes with town water connected to the home and stock troughs throughout the paddocks. An added bonus is an irrigation license - water supply is certainly secure here. Ideal for livestock management the current owners have comfortably maintained a herd in the vicinity of 50 breeders on this property. Quality cattle yards equipped with a crush, loading ramp, and cradle further enhance the property's functionality for breeding and livestock care.

The elevated 3-bedroom homestead offers both comfort and practicality, featuring a modern kitchen, a renovated bathroom, and an air-conditioned living area. With car and storage space downstairs, this home provides versatility and convenience. Currently rented at \$470 per week on an expired lease, the home offers immediate rental income potential or an inviting owner-occupied option.

The property is complete with a large machinery shed on a flood-free mound, along with several other outbuildings that can be used for storing hay, machinery, and equipment. Located just 35 minutes from Yamba and 26 minutes from Grafton, 578 Lower Coldstream Road combines the peaceful appeal of rural living with easy access to nearby amenities, making it a prime choice for expanding agricultural operations or enjoying a country lifestyle.

Don't miss this unique opportunity to own a well-equipped rural property with both grazing and irrigation capabilities. Organise a private inspection by contacting Adam Crawley 0407 007 309.