

# 1 Perch Road, Wells Crossing, NSW 2460

## Sold Other

Friday, 22 September 2023

1 Perch Road, Wells Crossing, NSW 2460

Bedrooms: 1

Bathrooms: 1

Area: 13 m2

Type: Other



Fay Smith

0418213818



Clara Seymour

**\$430,000**

AUCTION CANCELLED - property now Under Offer. A lot of the hard work has already been done on this Wells Crossing property. The shed's built and approved. Paperwork (DA's) has been approved so you know the conditions you need to meet to use as a dwelling, or use it as is, just until you build your home on the adjacent levelled pad (stca). Spilt over 2 parcels, this property totals 13.65 ha (approx.) on one title (cannot be subdivided). Parcel 1 (6.49ha approx.) is located at 1 Perch Road and is the building block with a council approved 12m x 7m colourbond shed and long boundary along Dundoo Creek. Other improvements include; sealed driveway from curb to gate, culvert at boundary, telephone line to boundary (underground service), connected to mains power, 15,000L poly water tank and pump, electric hot water system, shade sails at entrance to shed, and uninstalled wood burning fireplace with a flu kit. There is also a functioning bathroom, kitchenette and gas stove/bottles in place. Next to the shed is a level pad with potential for a new dwelling (stca) or use the already approved DA to convert the existing shed to a "dwelling". Parcel 2 is a 7.15ha (approx.) bush block, accessed by a 20m Right of Carriageway from Parker Road, located between Lots 42 and 43. The Wells Crossing and Kungala area is a small rural community, with a mixture of horticultural enterprises and lifestyle blocks, located approximately 18 mins drive from Grafton, 15 mins to Glenreagh and 15 mins from Corindi Beach. Perfect as a weekender or a private location to live while you build your dream home!