

**13 Urbenville Road, Urbenville, NSW 2475**

**SaleByHomeOwner**  
.com.au

**Residential Land For Sale**

Saturday, 27 April 2024

13 Urbenville Road, Urbenville, NSW 2475

Area: 6 m2

Type: Residential Land



Sale By Home Owner  
1300609392

**\$375,000 - \$385,000**

The phone enquiry code for this property is - 5970 This property boasts an optimal location, positioned on elevated terrain to offer stunning panoramic views while providing natural protection from winds and flooding. With its combination of sloped and flat areas, it presents several possibilities for the placement of a residence, promising versatility, and potential for creating a unique living space. The property includes: - 2x 25L water tank (two, but one has been dented.) - 2x shale/fill pad at the corner of the land. Suitable for water tanks and shed. - 1x large dam and 1x smaller water hole - 2x Fenced (cows/horses currently grazing on the land) - 2x Power on the street - 2x NBN fixed wireless tower was recently built. This property is: - 2x Pristine with no structures built. - 2x Several flat areas suitable for build with minimal earth works needed. - 2x Approved single dwelling. - 2x Is not flood prone. - 2x Ex farmland, fertile - 2x Zoned rural, non-urban. DISTANCES: - 2x 5min to Urbenville (sealed road) - 2x 5min Urbenville Hospital - 2x 15 minutes to Woodenbong - 2x 1hr Beaudesert - 2x 1hr to Kyogle - 2x 1.5hr Lismore - 2x 2hr Brisbane