

1463 Cells Road, Cells River, NSW 2424

Lifestyle For Sale

Monday, 6 November 2023

1463 Cells Road, Cells River, NSW 2424

Area: 16 m2

Type: Lifestyle



Troy Loretan
0265510999

Price Guide \$249,000

Located approximately 67 kms drive from Wingham this unique 40 acre property offers gently undulating cleared acres with a few timbered gullies. Boasting long frontage to the pristine Rowleys River (approx 480 metres) and a private level cleared site for a shed or relocatable cabin to be built this property offers a new owner the chance to enjoy clean mountain air and crystal clear river water. A 20 megalitre water license is included with the property. With the water license maybe you could plant some fruit trees or establish a large vegetable garden. Water licenses are not freely available and hard to come by so this is a massive selling point for this property. Access to this property is easy and by council maintained road so you won't destroy your family car getting there. This block will suit a buyer who would love to run a few head of cattle or horses, ride some motor bikes, build a cabin and enjoy a cold drink while sitting in the river on a warm summer afternoon. A set of timber cattle yards and a loading race have already been built and are in usable condition. The long river frontage offers a great stretch of water with some depth, so be sure to bring your kayak. Mobile phone service and mains power is not available at this property. The closest major town to this property is Wingham. Sydney's northern suburbs are approximately 4.5 hours away putting this property within handy striking distance to those who seek a rural escape from city life. Inclusions in the sale will be a caravan and lockable shipping container. Land like this has become extremely difficult to purchase in recent years, buy now and enjoy many years of enjoyment and a fruitful investment in time to come. Price Guide \$249,000