

**150 Southampton Road, Southampton, NSW 2460**



## **Lifestyle For Sale**

Monday, 4 March 2024

150 Southampton Road, Southampton, NSW 2460

Area: 16 m2

Type: Lifestyle



Patrick Allen

## **Auction - April 17**

Here's a rare find! 40 acres of quality grazing country with a flood free hill and house DA approved... just 3 minutes from South Grafton! It is not hard to imagine the possibilities here for a rural outlook from your modern country home. Positioned overlooking "The Common" which runs across the floodplain to the Clarence River, the property takes in the foot of the hill made famous by the local church and its Blue Cross. Run a small herd, grow your veggies and fruit trees, or plant crops on this fertile country. The alluvial soils will support all endeavours. Or just put the dog on the leash and go for a walk or run down the quiet country road. Feeling like a caffeine hit? The quality cafes of South Grafton's Skinner Street are within walking distance too! Town water and electricity are on the road frontage, and an old well exists at the bottom corner but has not been in recent use. Inclusions are easy: just one water trough connected to town water! This truly is a blank canvas! Don't miss your chance to bid on auction day. This property will be sold under the hammer (with offers also welcome prior) to help fund another purchase. There is a current house Development Application approved for the site, but plans can be changed to suit your own designs. Please call (02) 6643 4411 to arrange your enquiry and make your inspection. Lot & DP info: Lot 114/DP751385 Size: 16.19 Ha (40 acres)