

151 Coaldale Road, Fortis Creek, NSW 2460



Sold Other

Friday, 10 November 2023

151 Coaldale Road, Fortis Creek, NSW 2460

Area: 49 m2

Type: Other



Terry Deefholts
0413299176

\$325,000

"They aren't making any more land" - it's an old real estate saying that rings true here. Anyone looking to secure a rural lifestyle future knows how difficult it is to find larger blank canvasses with 20 minutes of Grafton. Families with kids often limit their rural search to within 15 minutes of town and older folk prefer to be nearer medical services. This allotment, at 49.7 hectares, is mostly native bush featuring Moleville Creek running along the front, several cleared sections and plenty of access tracks. The property was recently logged and survey pegs mark the northern and western boundary. Fencing runs along the entire southern boundary but this would need to be checked before releasing stock as trees run alongside the fence line. The block climbs gently from Coaldale Road to the west and one proposed house site is approximately 1.4 kilometres into the property. This site would offer beautiful breezes and, with some approved clearing, a view of the valley to the east. But no development application (DA) has been lodged for a building on this property so there is plenty of scope for the location of your new home. You could even build right next to the front gate. There is no power connected to the block but there is power running right along Coaldale Road which could be accessed at the buyer's cost. See the survey plan in this listing to get an idea of the sizable dimensions here - a 1.95km southern boundary and 341 metres of road frontage. The possibilities for this block are many and we imagine that interest will be high so please be prepared to offer early and bid strong. **** Lot 1/313 Clearview Road is being sold subject to registration which means the process of registering the block with the NSW Land Registry has begun but settlement cannot occur till the it is fully registered. This process could take up to three months but is most likely to be completed sooner. ***The property is listed as a going concern which means that the price is without GST, for buyers that are not continuing the farming activities the price will be with GST added, you'll need to seek advice as to the GST consequences from your solicitor or accountant. Terry Deefholts Licence No. 20416801

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