

176 Blackbutt Road, Herons Creek, NSW 2439

Other For Sale

Friday, 24 May 2024



176 Blackbutt Road, Herons Creek, NSW 2439

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Type: Other



Martin Newell

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Contact Agent

With vacant rural land almost impossible to obtain in the Port Macquarie district, this property offers a very unique opportunity to develop your very own dream rural property, your way, from the ground up. Plus considering the current market values in the district of developed properties, this property offers a cost effective way to enter the market. Located just a short 20 minute drive from the geographical centre of Port Macquarie will deliver you to the front gates of this magnificent rural acreage. Offering near level grazing land, perfect for cattle production, carry approximately 30-35 breeders throughout all seasons. Excellent water security, with long frontages to Herons Creek and multiple dams. Improvements include a six bay fully enclosed shed on concrete, with self contained accommodation, including kitchen, lounge, bathroom and one bedroom. The shed is connected to tank water and has instantaneous gas hot water. Other features include direct access to power, good quality boundary fencing, a long road frontage and many ideal building sites with exceptional views to North Brother Mountain. From this location you have easy access to the Pacific Highway, beaches, rivers, state forests and national parks. If you seek a rural lifestyle with the convenience of location, this rural holding may just be for you. If you are interested in this property please contact Martin Newell the Rural and Lifestyle property specialist at Percival Property. Rural Facts Lot 1 - 40.30 Ha / 95% Plus arable Fencing: Rural / barb (Majority NEW) Power: Connected Water: Creek Frontage & Dams School: Herons Creek Primary / Camden Haven High School Mail: Business Days Access: Pacific Highway 3 minute drive Rail: Kendall Railway Station (10 mins) Air: Port Macquarie Airport (20 mins) Beach: Bonny Hills (15-20 mins)