

1762 Hootons Road, Lower Duck Creek, NSW 2469



Other For Sale

Friday, 19 April 2024

1762 Hootons Road, Lower Duck Creek, NSW 2469

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 588 m2

Type: Other



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Contact Agent

Introducing 1762 Hootons Road, Lower Duck Creek, an extraordinary 588ha rural oasis nestled along the banks of the majestic Clarence River. This one-of-a-kind property boasts a spacious accommodation featuring 3 bedrooms, including a charming loft-style third bedroom. Complete with a large 2-car garage with a work area and 2 roller doors, as well as a separate shower/toilet block crafted from stones sourced from the property. Powered by a full solar system of 5.0 kva with a backup generator, ensuring self-sufficiency and comfort. "On The Clarence Camping" is not only a picturesque camping area but also a fully DA approved venture. Perched overlooking the serene Clarence River, the campground sprawls across 50 acres and offers exceptional amenities including two shower and toilet blocks, and a caravan dump point - all seamlessly connected to a council-approved septic system. With bookings facilitated year-round via Hipcamp, and particularly bustling during Queensland holidays, this thriving enterprise has seen remarkable growth under the stewardship of its current owners. Beyond the flourishing camping business, the property boasts diverse opportunities. A high-quality gravel pit caters to on farm road repairs, while a 10-acre blue gum plantation adds further value. Abundant space invites outdoor enthusiasts, with activities ranging from horse riding, biking, fishing, gold prospecting and kayaking along the pristine Clarence River. Currently supporting 140 dry cattle, New Set steel cattle yards with Crush. The property features boundary fencing predominantly constructed of steel and wooden posts and 4 barbed wire, with the internal divided into several paddocks. The landscape is a harmonious blend of cleared expanses and wooded terrain, punctuated by seven dams, creeks, gullies, and numerous access points to the Clarence River. Rarely does a property in the Northern Rivers region offer such extensive river frontage. With burgeoning income from the established camping business, the sale of this remarkable property presents a unique opportunity due to the owner's retirement. Note included in sale are 80 Cows and hefs calving to Simmental and angus Bulls and Machinery list Including Tractor, Escavator, Truck, Slasher and Mulcher and sundries. To explore this remarkable offering firsthand, contact Michael Downes on 0427 012 230 or Mathew Morgan on 0457 211 232. Office: 6662 6666.