

1912 Willi Willi Road, Moparrabah, NSW 2440



Lifestyle For Sale

Thursday, 13 June 2024

1912 Willi Willi Road, Moparrabah, NSW 2440

Area: 136 m2

Type: Lifestyle



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\$450,000

Finding this many acres in one parcel is hard enough these days...not alone within 30 minutes to town...not alone with power pole/transformer right where you would build your home, mobile reception and landline and views to rival 'any' National Park look-out. - 136Ha. (336Ac.) of flat, gentle slopes, and steep hills. - Approximately 20% cleared grazing, balance in open bushland- 360 degree panoramic views - Large levelled house and shed site- Easy access/driveway- Fenced but needs work - 5 dams, 2 water tanks, small permanently watered creek (gully)- 15 minutes s from Willawarrin Village- 25 minute drive from the Kempsey CBD.- 6km Council maintained gravel road, mail, school busYou just can't quite describe these views, yes it's like being on top of the world...and, it's not steep country at all really - there's really only one steep hill on the place and even that is accessible by tractor/4x4. The rest (90% of the property) is 'easy' country of gentle hills, gullies, valleys and flats. There's a lovely valley running through the property and there's great potential to easily clear at least another 150 acres of grazing land around the property and leave some good hardwood on the slopes. There's always been cattle run on this place - you can run up to 20-30 steers on this property. And, there's always been 8 to 12 horses - indeed, this limestone base country is ideal horse country. And, given that the zoning allows for sub-division into 40Ha blocks...there's no reason (sub. to normal Council regulations) you can't sub-divide and give the kids a block each - or sell them off! So it's up to you whether you want to get some cattle, or have your horsey haven or go crazy on motorbikes and shooting - it really is a big chunk of fun up here on top of the world. What more could one hope for? This truly is one of the best large acreage parcels around and is a blank canvas for you to start building your new home and marvel at these unbelievable views every day - you will be pinching yourself every day, every sunset is mindblowing.Call your bank first as acres this big require 'the right lender' and larger deposits and sometimes higher interest rates...but each bank is different and inspections won't take place unless you have finance. Cash is king of course.For further information or to obtain a contract to give to your bank call us any day/anytime.