196 Fortis Creek Road, Fortis Creek, NSW 2460
Sold Other

Wednesday, 6 September 2023

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Area: 206 m2   **Type: Other**

Terry Deefholts
0413299176

$439,000

An easy 20-25 minute drive North West of Grafton sits this whopping 206.81 hectare (511 acres) property on the council-maintained Fortis Creek Road.Featuring approximately 1.5km of Fortis Creek through the mid section and two well established dams, this allotment is densely vegetated with mostly young native species. A walk down the newly cut dirt track and little to no invasive species such as lantana can be found.Those wishing to connect to mains power can do so from the powerlines running across the front of the block. Power runs almost the entire 1.5km Fortis Creek Road frontage.Some older fencing can be found on the southern boundary but the property is mostly unfenced with only a small amount of remnant fencing in place.A track runs from the front of the block down virtually to the middle to one of the main waterholes on the block. Several others, photographed here from the air, can be found up creek from this waterhole.The northern boundary (running east to west) is the longest boundary at approximately 2.2km.SUBDIVISION POTENTIALThe zoning of this block is RU2 Rural Landscape and the minimum allotment for dwelling eligibility is 40 hectares on this zoning. Other criteria for new subdvisions are that the lots need to be on council-maintained road and Fortis Creek is well maintained. Buyers are encouraged to do their own investigations about the subdivision potential of this block. Please call Terry Deefholts on 0413 299 176 to arrange an inspection.DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.