

# 2 Sussex Street, Copmanhurst, NSW 2460

## Lifestyle For Sale

Sunday, 26 May 2024

2 Sussex Street, Copmanhurst, NSW 2460

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 27 m2**

**Type: Lifestyle**



Martin Pearce

## Auction

2 Sussex Street, Copmanhurst is offered for sale via onsite Auction at 12:00pm 10th July 2024. Farell McCrohon Stock and Station Agents is proud to present to market 2 Sussex Street, Copmanhurst, an elite lifestyle acreage opportunity on the New South Wales North Coast. A parcel of rarefied quality and surpassing natural beauty, this stunning riverfront estate comprises 70 acres (approx.) of blue ribbon grazing country and 550 metres of some of the most superior and impressive river frontage offered by the Clarence River. Superlatives are not required, the sublime pastoral and riverfront beauty offered here does indeed speak for itself. Inspection is necessary to adequately absorb and comprehend the quality of what is presented by this entirely unique opportunity. \* Auction onsite 12:00pm 10th July 2024 \* 2 Sussex Street, Copmanhurst represents the sale of two (2) individual properties offered for sale in one-line totaling 70 acres approximately \* Information Memorandum provided on request \* Accommodation by way of 3 Bedroom Shed-Style homestead - internal photography provided on request \* Carrying capacity of 40 Cow and Calf units or their equivalents \* 550 Metres (approx.) of deep water river frontage \* Address encompasses varied zoning along differing titles, two (2) undeveloped residential lots remain on title offering subdivision and/or development potential \* Fit-for-purpose infrastructure includes quality set of steel cattleyards with all-weather access road, 4 double bay shed, town water connected to paddocks \* Fenced into 5 internal paddocks with cultivation currently in place \* Mains power and town water connected to home, in addition to 6.6KW solar system \* Property is currently utilised as a popular Hipcamp destination \* Indisputably one of the most captivating riverfront farming and lifestyle opportunities that will be offered for public sale in this district