

2374 Nelson Bay Road, Williamtown, NSW 2318

Raine&Horne

Sold Other

Saturday, 28 October 2023

2374 Nelson Bay Road, Williamtown, NSW 2318

Area: 26 m2

Type: Other



Tania Micallef
0422614135

\$1,500,000

"Rural Grazing with Development Opportunity" Raine & Horne Newcastle is pleased to offer for sale a significant parcel of Land in the popular Port Stephens, close to Newcastle Airport and popular beaches. The property is situated on 66 Acres of blue-chip grazing land and located approximately 2-3 kilometres away from the ocean, giving you those summer cool breezes on a hot summer day. The property is an ideal bolt on asset for an existing grazing business seeking additional scale or superior rural lifestyle block with development opportunity. The property comprises one certificate of title and qualifies for a four-lot subdivision (subject to council approval). Stunning building site, power and town water in place, a previous dwelling entitlement for 4 lots. The property has a long history of lifestyle farming with permanent cattle grazing on the land with a current head of 30 cattle, the water infrastructure has been developed across the property comprises of the title of Tilligerry Creek that is fenced. Property Features include: *66 Acres - Blue Chip Grazing Land *Runs 30 Head of Cows & Calves *Four previous Dwelling Entitlements - 4 Lots *Boundry Realignment approved 21.12.2005 - lapsed after 10 years *Dwelling Entitlement has potential dual occupancy/duplex through Port Stephen Council *Frontage to Nelson Bay Road *Free Town Water located at Front Gate *Electricity connected at Shed *3 Phase Power *Electricity to Pump for Water troughs for existing Cattle *Solid Concrete Bridge *Fencing in good order *Kikuyu Clover - ex dairy farm *Drought Free *Tilligerry Creek Fenced *2.5-metre-high building pad *Views to the Sand Dunes *Within Ocean Distance 2-3km *Summer Cool Sea Breeze