

**241 Bruxner Road, Drake, NSW 2469**



**Sold Lifestyle**

Saturday, 2 March 2024

241 Bruxner Road, Drake, NSW 2469

Area: 40 m2

Type: Lifestyle



Amanda Johnson

**\$440,000**

Set on 37 hectares or around 91 acres, this property is part of an approved subdivision minus the 3 remaining blocks, 1.6 ha, 1.6 ha and 1.7 ha, original land size, 42 hectares.\* The property has a large house pad, good driveway, tracks throughout, one very large spring fed dam, second dam and Plumbago Creek on the bottom boundary,\* There is 2 water tanks, 40 ft storage container, smaller sheds and outbuildings and some landscaping from where there was a home many years ago.\* The property requires metal removal and rubbish clean up, price is walk in walk out/ as is.\* There is a good balance of forrest and cleared areas, the residual blocks will have their own access off Bruxner Rd.\* The option is there to purchase the property as a whole, 3 blocks would sell for 139k each x 3 minus costs - see agent - ask price of 450k for the whole property.\* 14 kms to the village of Drake, 65 kms to Casino and 60 kms to Tenterfield, good access road not far from the highway, short drive to National Parks, Cataract / Clarence and Rocky Rivers,\* Agent discloses bush fires in 2019. Subject to Registration of title if purchasing the 90 acres - see agent for more information. All information contained herein by Amanda Johnson Realty is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.