

30 Casuarina Place, Lavadia, NSW 2462

Lifestyle For Sale

Sunday, 26 May 2024

30 Casuarina Place, Lavadia, NSW 2462

Bedrooms: 3

Bathrooms: 1

Parkings: 8

Area: 95 m2

Type: Lifestyle



Martin Pearce

\$850,000

Farrell McCrohon Stock and Station Agents is pleased to present 30 Casuarina Place, Lavadia to market. This rare offering comprises 237 Acres (approx.) of some of the more unique, and varied topography in the Clarence Valley. Backing onto pristine wetland flats as it sets toward 'the forks' of the Coldstream River, the farm envelops a captivating mix of river flats, wetlands, river frontage and grazing country. The property offers avenues for both lifestyle and productive farming pursuits, while its proximity to the coast then adds another dimension to the lifestyle opportunities presented.

Improvements include an amply proportioned 3 bedroom home, 5 bay farm shed and steel stockyards. The house sits on a flood-free rise and enjoys sweeping views of the wetlands and coastal ranges to its east. On the lifestyle front, there is stunning native wildlife to be observed and much potential to be explored along the green banks of the Coldstream River.* 237 Acres / 95.9 Ha* 24km east of Grafton, 38km north west of Woolli and Minnie Water, 41km south of Maclean, 59km south west of Yamba, 82km north west of Coffs Harbour* Ideally situated on a low-traffic, sealed road convenient to both commercial hubs of Grafton and Maclean as well as coastal communities of Woolli, Minnie Waters and Yamba* 3 Bedroom shed style home constructed in 2010* 45 Acres completely flood-free, stock security assured* A property possessing unique beauty that must be seen to properly appreciated* Fit-for-purpose infrastructure includes cattle yards, crush and loading ramp, 5 Bay Machinery Shed* 4 fenced paddocks, 2 dams* Water by way of town water connection in addition to 60,000 Litres of tank water* A rare combination presented as both a productive farm and lifestyle opportunity