

308 Pine Creek Way, Bonville, NSW 2450



House For Sale

Saturday, 16 December 2023

308 Pine Creek Way, Bonville, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 7 m2

Type: House



John Vickars
0428380201

\$2,250,000

This is a very attractive waterfront location in Bonville, very close to Coffs Harbour and the International Golf Course. This small holding has been run for many years, as a highly productive and efficient money-making enterprise. Our vendors have just completed a maintenance schedule and have been upgrading plant and machinery. They will assist any new Purchaser to take over and enjoy a substantial six figure income by following their methods and operating diligently. Six areas of the farm are leased including some outbuildings, plantation of blueberries, and the balance is planted in proven high yielding crops. At least 1.5HA are planted in dragon fruit as well as exotic fruit trees and herbs. Some leases are fixed term, and some leases are continuous periodical, on a month-by-month basis. There are two methods of running this investment, firstly all leases can be left in place and a six-figure income realized for the minimum of supervision which can be done with occasional site visits. Secondly you can operate as a hands-on farmer and live on site and farm the dragon fruit and blueberries yourself. A very substantial extra income can be derived proportionate to the effort you put in! The water supply is substantial with a licensed deep water bore of potable water and a harvestable right dam. The infrastructure is fairly extensive, with a workers cottage, a variety of shedding, cool rooms, pole trellis, outbuildings and a very substantial renovated house, plus plant and machinery is available by negotiation. The main house is a mixture of original mahogany weather boards and some hardi planking, 4 bedrooms, two bathrooms, formal dining, large living and an even larger Queensland room. The house has been renovated in recent times with new kitchen and bathrooms and beautiful handpicked mixed gum floors in many of the rooms. It is also worth mentioning that there is a huge residential development approved around the nearby International Golf Course which will eventually allow change of zoning on neighbouring property, S.T.C.A. This could well be a long-term bonus. This is a property that needs to be inspected by qualified buyers that have the means to purchase. Further information on leases, income and plant and machinery, is available on signing a confidentiality agreement. Please note viewing is strictly by appointment. In the first instance call John Vickars 0428 380 201