

**31 Curlew Drive, Lanitza, NSW 2460**



**Sold Lifestyle**

Friday, 8 March 2024

31 Curlew Drive, Lanitza, NSW 2460

Area: 10 m2

Type: Lifestyle



Terry Deefholts  
0413299176

**\$510,000**

Build your dream rural retreat or camp out in privacy on this deliciously private parcel of land about 25 minutes from Grafton and 30 minutes to the beach. With only 5 minutes to the nearest local licensed dine-in or takeaway business, you won't have to compromise on convenience here. On offer here is approximately 24.7 acres of Horticultural zoned land which is split into two portions (see satellite image). The smaller portion is approximately 5 acres and is about 2.8km away from the larger portion. There is legal dwelling eligibility on the larger portion. The main portion hosts three main structures that set the stage for your rural lifestyle. A spacious machinery shed stands ready to accommodate your equipment needs, while a three-bay double-length Colorbond shed provides ample storage for vehicles, tools, and more. Additionally, a weekender offers a cosy retreat amidst the natural beauty of the surroundings. Off-grid independence is a highlight here, with both the weekender and Colorbond shed equipped with standalone solar systems, with approximately 6.6kw connected to the weekender and 2kw servicing the Colorbond shed. For those preferring mains power, there's potential for connection with power running along the front of the property. There would need to be further investigation on this, however we have been informed that there is a nearby transformer that has an available slot if required. Prospective purchasers will appreciate the abundance of water here, with three poly rainwater tanks totaling approximately 22,500L each, along with a conveniently located dam on the property which has plumbing connection. A diagram showing how these are plumbed can be provided to interested parties. An older concrete tank, though unused for many years, presents an opportunity to be utilised for bushfire requirements if needed. Water has not been in this tank for some time to our vendors are unable to guarantee this one will hold water. Nestled amongst established gardens featuring banana trees and various fruit trees, this property offers a tranquil oasis not too far from the conveniences of the coast. A quality feature of this property is that it does back onto Crown Land, which means it has legal access to the Orara River on foot through the Crown Land. It is a bit of a challenging bushy and steep walk, however the access is there (see image and video). Regarding the smaller portion of land - this section is difficult to access amongst other minor portions of land down a rough bush track further up Curlew Drive. The owner has not access the property since purchasing the property and has not been able to provide an inspection for Elders. We are unable to physically identify it at this time. Whether you envision creating your own personal resort or building your dream home please contact Terry Deefholts on 0413 299 176 to declare your interest. Terry Deefholts Licence No. 20416801

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.