

# 345 Orara Way, Coramba, NSW 2450

## Acreage For Sale

Tuesday, 14 May 2024

345 Orara Way, Coramba, NSW 2450

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 4 m2**

**Type: Acreage**



David Small

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## Buyers Guide \$1,200,000

Enjoy an idyllic country lifestyle on this 11.2-acre property conveniently located on the Orara Way between the villages of Coramba & Nana Glen, in the picturesque Orara Valley. Comprising two comfortable, recently updated 3-bedroom homes, perfect for anyone seeking an independent dual living arrangement or passive income. Application for dual occupancy has been lodged at council, awaiting final approval. This delightful rural oasis is only a 20-minute drive away from Coffs Harbour, providing easy access to beaches and major health, shopping, education, and sporting facilities.

**Dwelling 1:** Elevated position with lovely views towards Mt. Coramba. Spacious living room with in-built combustion wood-fired heater; air con. Large sunlit dining area; covered outdoor entertaining area. Contemporary style kitchen with abundant storage & quality appliances: -pyrolytic self-cleaning oven, induction cooktop, dishwasher. Three large bedrooms with built-in robes. Modern bathroom plus second toilet/powder room. Easy care flooring, new blinds, recently painted throughout. Rental income forecast \$675 per week.

**Dwelling 2:** Renovated home with new flooring and freshly painted throughout. Open plan living dining room with combustion wood heater and air con. Modern kitchen, wall oven, induction cooktop, stainless steel dishwasher. Generously sized bedrooms; built-in robes, main with access to verandah. Tiled, easy access bathroom and combined laundry. Front verandah overlooking the property. Rental income forecast \$575 per week.

**The Land:** 4.5 hectares (11.2 acres), fully fenced. Spring-fed dam; flood free land. Established trees include macadamia, mango, plum & lemon. Additional features: Dwellings have independent power meters, tank water and septic system. Two driveways: one for daily use plus wider access for trucks or larger vehicles. Double lock-up garage with power, lights, and remote roller doors. Two open machinery sheds; Lockable tool shed; chicken coop.

**Land Size:** Approx. 4.5ha. **Rates:** Approx. \$2,296 per annum. Don't miss this opportunity to consider your new country lifestyle. Schedule a viewing today and start envisioning the endless possibilities awaiting you!

**Disclaimer:** Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.