

**37-39 Woodburn Street, Woodburn, NSW 2472**

**Residential Land For Sale**

Tuesday, 7 May 2024



37-39 Woodburn Street, Woodburn, NSW 2472

Area: 8093 m<sup>2</sup>

Type: Residential Land



Luke Bodley

**\$576,000**

Discover the perfect canvas for your dream home on this 2-acre building block in Woodburn. Boasting extensive improvements, this property offers everything you need to start living your rural lifestyle. The block features a 12 x 10 meter open shed on a 17 x 12 slab, providing ample space for storage or potential workshop areas. With power already connected and provisions for a kitchen and bathroom, the possibilities are endless. Additionally, there is a container with a carport and storage area, offering even more versatility for your needs. The owner has lovingly planted a vast array of fruit trees and native trees, creating a lush and vibrant environment. Enjoy the fruits of your labor with lemon, lime, orange, blood orange, pawpaw, passion fruit (6 varieties), tropical peaches, plum, nectarine, apricot, grapevine, dragon fruit, macadamia, avocados, mango, coconut, fig, lychee, blueberry, tamarillo, apple, mulberry, olives, and chili all at your fingertips. Town water is connected in 2 locations, and there's a 5,000-liter water tank for additional water supply. Plus, town sewage tank is connected next to the open carport for added convenience. Located opposite the primary school, this property offers easy access to educational facilities for families with children. Situated within 10 minutes of Evans Head, this property offers the perfect balance of rural living and convenience. Don't miss this incredible opportunity to create your own slice of paradise. Schedule a viewing today and start envisioning the endless possibilities for your future home! Contact Luke Bodley 0423 838 560