

416 Farrawells Road, Telegraph Point, NSW 2441



Lifestyle For Sale

Friday, 5 April 2024

416 Farrawells Road, Telegraph Point, NSW 2441

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 40 m2

Type: Lifestyle



George Berry
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Auction

LAWD is pleased to present for sale 416 Farrawells Road (the Property), a lifestyle property set on the Wilson River, situated 27* kilometres northeast of Port Macquarie in the Mid-North coast region of New South Wales. Key Investment Highlights Include: Area: 40* hectares (98.8* acres). Scale: Currently supporting 65* Angus cows and calves. Topography: The Property ranges in topography from river flats to undulating cleared land. Soils: Soil types across the Property comprise predominantly alluvial river flats to Brown Podzolic soils. Water: The Property is securely watered by one* kilometre of frontage to the Wilson River and three* dams/gullies. Operational Improvements: Improvements include a set of wooden cattle yards, a workshop/machinery shed and a storage shed. Accommodation: The property, built and designed by the owner between 2015 and 2019, features a north-facing aspect with an entertaining deck showcasing views towards the Wilsons River. With four bedrooms (including a master ensuite), built-in wardrobes (excluding one bedroom), two bathrooms, an open kitchen, living, and dining room, an island bench top with storage, a walk-in pantry and 92,000* litres of rainwater storage under the entertaining deck, this property offers a range of attractive features for potential buyers. Location: Conveniently located 24* kilometres to Wauchope, 25* kilometres to Port Macquarie Airport, 27* kilometres to Port Macquarie CBD and 408* kilometres to Sydney. SALE PROCESSThe Property is for sale by Public Auction at 1pm (AEST) Tuesday 21 May 2024. A detailed information memorandum is available on request. Inspections by appointment only. For full details contact the below personnel. George Berry +61 438 081 736 georgeberry@lawd.com.au Daniel McCulloch +61 429 613 332 danielmcculloch@lawd.com.au