

**44 Main Street, Comboyne, NSW 2429**

**b** **buymyplace**

**Sold Residential Land**

Sunday, 15 October 2023

44 Main Street, Comboyne, NSW 2429

Area: 700 m2

Type: Residential Land



buymy place  
1300289697

**\$205,000**

Phone Enquiry ID: 225238 Vacant land on the river in Comboyne is rare. This 700sqm block has a 45 metre frontage to picturesque Thone River as it cascades over the stone beneath and then flows gently into the large water hole that runs along the edge of the block. The site has power, mains water and mains sewer connected, there is a colourbond garden shed and a variety of young trees and shrubs. A bushy screen of large photinia and other shrubs along the road front provides screening between the road and the site. This is a site that can never be built out, these water views are forever views. Council has approved a Development Application (DA) for construction of a two-storey two-bedroom dwelling with parking and laundry/storage/extra toilet under. The design has a deck looking right over the water hole and enjoys the north-eastern sunlight. Check out the floor plan, or design your own home and prepare a new Development Application. If you're a business person then consider this, the zoning on this property is RU5 VILLAGE zoning which permits a wide range of uses including many commercial ones - so build your own shops or whatever. In the photos section is a list of this wide range of "Uses Permitted With Council Consent" within the Village RU5 Zoning. It is an amazing list. The site is less than 200 metres to cafe, local shops, fuel, bowling club, hall, pre-school and 600 metres to the school. Internet is provided through the nearby NBN tower. There is a sealed road to Wauchope and into Port Macquarie and there is strong local support for new business and residents. The water hole is home to local platypus and on the day it took the photos, I saw a platypus in the water hole, he was too quick for me to get a photo.