

449 Meyers Road, Ramornie, NSW 2460



Sold Lifestyle

Thursday, 19 October 2023

449 Meyers Road, Ramornie, NSW 2460

Area: 80 m2

Type: Lifestyle



Terry Deefholts
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\$395,000

If you're looking for a stunning riverfront adventure, this is it! Neatly tucked away within Ramornie, less than 25 minutes to South Grafton, 449 Meyers Road is an 80.9 hectare (199.9 acres) pocket of rural land along with dwelling eligibility and subdivision potential. Boasting approximately 50m of Orara River frontage, you'll never run out of beautiful places to explore. Whether you're a farmer, looking for a weekend camping property or a family looking to build your forever home (subject to council approval), allow this property to underpin your future and develop the rural property of your dreams. The majority of the property is bushland along with an abundance of native species. Features such as stunning sandstone ledges, staghorns, along with a creek occupy the land. There are plans in place to potentially subdivide the property, although it is important to note that these have not been officially presented to Clarence Valley Council. There is the potential to convert the property into a farm, however there would be some work involved in this and authorities would need to be consulted about tree removal. You can really feel the privacy and peace here. Meyers Road is not a through road which ultimately means that most of the traffic that occupies the road is neighbouring properties. The property is rural zoned, however enjoy the convenience of being only a short 13km to Eatonsville and 24km to South Grafton. The property does contain dwelling eligibility, however there is no development approval currently in place. As seen on the surveyed plan there are a couple of cleared sites that could potentially be the place to build your forever home if that is what you desire, however a third possible site, not yet cleared, overlooks the stunning Orara River. Standing here you can just imagine how it would all come together. Also noted on the plan are access trails and tracks. Features that would appeal to those looking to occupy the property is the potential for NBN and power. Though there is no power to this block, power does service a neighbouring property. To access mains power, a transformer and poles would be required and we would expect most buyers would explore stand alone solar systems. Phone service is in reach throughout parts of the property with a Telstra pole right near the property that is potentially a landline. This is an opportunity not to be missed, for more information or to declare your interest contact Terry Deefholts on 0413 299 176. **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.