

**692 Firth Heinz Road, Pillar Valley, NSW 2462**

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**Farmlet For Sale**

Saturday, 24 February 2024

692 Firth Heinz Road, Pillar Valley, NSW 2462

Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 40 m2

Type: Farmlet



For Sale By Owner NSW  
0483902965

**\$850,000**

The Phone Code for this property is: 10575. Please quote this number when phoning or texting. A rare find mixing approximately 50 acres of pasture with forested trails this Pillar Valley oasis boasts great water security yet its elevated position makes it safe from flooding. This property would be perfect for a hobby farm, self-sufficient living or extensive horticultural pursuits - all are possible. Wake up to the sunrise and morning mist over the paddocks, across views encompassing the ranges of Yuraygir National Park from the master bedroom. The home's elevation provides uninterrupted views, a refreshing sea breeze for hot summer days while ensuring extensive privacy. A large part of the home has already undergone a magnificent transformation. Professionally rebuilt and extended to a high standard, it only requires a few finishing touches to complete the work. The large garage/office addition could easily be converted into a self-contained apartment for dual occupancy if desired (STCA). Double clad, fire-rated (60 minute) external walls, metal framed internal walls and ceiling, all very well insulated, provide comfortable living conditions all year round. Enjoy your summer afternoons on the completely private shaded patio after a refreshing swim in the resort-style pool, over a kilometre from any traffic or disturbance. The property also features numerous stables and sheds, a chicken pen and fenced areas. Move straight in with your small hobby farm and enjoy the winding trails of your own private forests for walking or riding. Please note: The newly constructed addition to the house is not council approved. It has been built professionally, under the supervision of a structural engineer to their specifications and construction progress has been inspected and documented. Further information is available on request. Key features of 692 Firth Heinz Road, Pillar Valley:

- Zoned RU-2
- Multiple dams of all sizes
- House connected to Mains power
- Tank water 45,000 litres connected to the house
- 7 kW panel-grid-connect solar system
- New shed with lock up feed storage and animal bays (previously used for goats)
- Horse night paddock and horse stable close to house
- Large, fenced horse paddock (Electric) with shelter
- Infrastructure has been built for ground mounted solar system with 30kW to 40kW capacity
- Including small shed for Inverters and Batteries plus underground cabling
- Boundary fencing exists for approx. 70% of the boundary
- Established Fruit Orchard and very fertile veggie gardens
- Established fruit bearing Mango trees - various varieties
- Underground irrigation to fruit orchard and shed from dams
- Extremely motivated sellers

Whether you are looking for self-sufficiency, enjoying life with your animal friends or simply seek privacy and enjoy a coastal lifestyle, 692 Firth Heinz Road is certainly worth considering. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.