

# 84 Stokes Road, Gulmarrad, NSW 2463



## Cropping For Sale

Tuesday, 9 April 2024

84 Stokes Road, Gulmarrad, NSW 2463

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 335 m2

Type: Cropping



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## By Negotiation

Imagine owning a sprawling 828 acre estate, nestled just 9km behind Maclean and stretching all the way to the back fences of prestigious homes along Dianella Drive, Gulmarrad. Perfectly situated, this property promises a serene lifestyle only a 22 minute drive from Yamba Beach and 15 minutes from Brooms Head Beach. A lifestyle like no other, but also an investment. Whether you're looking to operate a viable cane farm, run a commercial cattle herd, do some cropping, grow fruit trees, start a wedding retreat, or create an eco-tourism resort with horses and cabins. This property offers both current & potential income, future growth opportunities and residential development potential. Offered For Sale as an entire 828 acres and otherwise, available separately: Homestead Block: of 563 acres and fronting Shark Creek, has a huge & stunningly beautiful, recently renovated home. A commercial size picturesque property with dams and out-buildings: Homestead Block can offer you just lifestyle, or a variety of tourism and agricultural opportunities. Forestry Block: 128 acres adjoining Dianella Drive, Gulmarrad with its prestige homes on acre blocks; this block is basically forested virgin bushland to be sold with building entitlement. Smart investors seeking to land-bank for future development can live amongst a natural wonderland, whilst awaiting what opportunities the future brings! (see note below) Lifestyle Block: 135 acres of bonza scenic rich cleared and treed country, perfect for eco-tourism or that perfect 'get-away' life, running livestock, a horse or two, or just doing nothing! Offered with building entitlement, fences, and yards, it's the perfect retirement hobby farm. (see note below) This entire impressive property is a mix of "Primary Production RU1", "Rural Landscape RU2", and "Environmental Management E3" zones, spread across 10 allotments. It's not just land; it's a well-balanced multi-purpose rural lifestyle, waiting just for you. The luxurious Homestead boasting extensive high quality renovations, is a dwelling featuring 4 large bedrooms, 3.5 bathrooms, high 3 meter ceilings, solar power & air conditioning, wide wrap-around verandas, plus much more. The farmland is equally equipped; with sheds, a dairy bale, sound fencing, water troughs, stockyards and 3 large dams for irrigation. With its combination of lifestyle and economic benefits, we believe this property ticks all the boxes. It's more than just land, it's an opportunity to grow your dreams, be they of serene country living, or ambitious future development. Are you ready to explore this once-in-a-lifetime opportunity? If so, let's discuss how this entire property or just one of the 3 sectors, can fit into your future. NOTE: \*Forestry Block & \*Lifestyle Block are offered as two vacant allotments with future development potential. An existing approved 'Determination' is in place, with a DA subject to pending roadworks, completion. Offered subject to completion of Council requirements before settlement and each with dwelling eligibility, making them perfect now, or as land banks for future development.