

**4252 Nowendoc Rd, Number One, NSW, 2424**

**Land For Sale**

Monday, 28 October 2024



4252 Nowendoc Rd, Number One, NSW, 2424

Type: Land

## Rural Escape for Sale: 40 Acres of Versatile Land!

Location: 4252 Nowendoc Road, Number One

Zoning: RU1 - Primary Production

Embrace the tranquility of rural living on this stunning 40-acre property, featuring gentle undulations and breathtaking views of the Upper Manning Valley. Just minutes from the river and less than an hour from Wingham, this piece of paradise offers the perfect blend of serenity and accessibility.

### Property Highlights:

- Gently Undulating to Steep Terrain: A diverse landscape featuring approximately 14 cleared acres, alongside untouched native bush for exploration and recreation.
- Untouched Native Bush: Discover the beauty of nature with steep sections perfect for hiking and wildlife observation.
- Ideal for Livestock: Ample cleared areas ready for grazing or agricultural pursuits.
- Zoned for Opportunity: RU1 zoning allows for various agricultural uses, making it perfect for a weekend retreat.
- Modern Conveniences: Electricity, landline, and broadband available at the gate, ensuring you stay connected while enjoying the peace of the countryside.
- Proximity to Nature: Easy access to the river for fishing, kayaking, and leisurely walks.

This property is a rare gem, offering endless possibilities for those seeking a rural lifestyle with modern amenities. Contact us today for more information or to schedule a viewing!

\*Please note that while every effort has been made to accurately represent the features and amenities of the property described in this advert. Prospective buyers are encouraged to conduct their own inspections and assessments to verify the details provided. We do not guarantee the accuracy or completeness of the information presented herein.