

376 Toms Creek Road, Ellenborough, NSW 2446



Lifestyle For Sale

Sunday, 23 June 2024

376 Toms Creek Road, Ellenborough, NSW 2446

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 16 m2

Type: Lifestyle



George Berry
0438081736

\$1,400,000

LAWD is pleased to present for sale 376 Toms Creek Road (the Property), a rural lifestyle opportunity, situated 56* kilometres west of Port Macquarie in the Mid-North coast region of New South Wales (NSW). Key Investment Highlights Include: Area: 16.33* hectares (40* acres) Scale: Ability to support 15* cows and calves. Topography: The Property ranges in topography from undulating cleared land to sections of river flats. Water: Stock are watered by 600* metres of frontage to the Ellenborough River with deep holes throughout, famous for its Bass fishing and three* earth dams. Accommodation: Three-bedroom weatherboard home, two bedrooms with built-in wardrobes, living area with woodfire, kitchen and dining with access onto the extended entertaining deck. The Property also features an additional two-bedroom studio dwelling. Operational Improvements: Improvements include a set of steel cattle yards with a head bale and loading ramp. A 12* by 10* metre workshop/machinery shed with a concrete and gravel floor. Council Rates: Port Macquarie Hastings Council - \$1,475 per annum. Land Zoning: RU2 Rural Landscape. Location: Conveniently located eight* kilometres to Long Flat, 37* kilometres to Wauchope, 56* kilometres to Port Macquarie Airport, 57* kilometres to Port Macquarie CBD and 422* kilometres to Sydney. SALE PROCESSThe Property is for sale by Private Treaty. Inspections by appointment only. For full details contact the below personnel. George Berry +61 438 081 736 georgeberry@lawd.com.au*Approximately