

Lot 1 Maras Creek Road, Utungun, NSW 2447

Residential Land For Sale

Friday, 10 May 2024

Lot 1 Maras Creek Road, Utungun, NSW 2447

Area: 40 m2

Type: Residential Land



Caterina Cooper
0417750773

\$625,000 - \$675,000

Escape to your own private haven! Nestled adjacent to the serene Ingalba State Forest, this sprawling 40ha bush acreage is your gateway to a truly self-sufficient lifestyle. Just a short 15.5km drive west of Macksville, convenience meets tranquility on this secluded property. Here's why this bush retreat is perfect for you:- The property enjoys a dwelling entitlement. Design your off grid dream cottage amidst the lush native forest, with a cleared area ready for easy building.- A large rural shed offers ample storage space with high clearance and a generous concrete apron, ideal for your tools and equipment.- Explore the picturesque landscape with existing tracks perfect for bushwalking or trail biking. With room to establish new trails, adventure awaits at every turn.- Embrace nature's beauty with a tranquil dam, meandering creek, rainforest pockets and gullies scattered throughout the property, providing a peaceful retreat for relaxation or exploration.- Benefit from a variety of timber species including White and Red Cedar, various Gums, Coachwood, Red Ash, Blackbutt, and more, offering both aesthetic appeal and potential resources for your projects.- The land is zoned RU2 Rural Landscape under Nambucca Valley Council. Whether you're considering biodiversity projects, a koala sanctuary, or other ventures, the potential is yours to explore.* LAND AREA - 40ha (approx 100 acres) For more information or to arrange an inspection, contact Caterina on 0417 750 773. All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research. Any highlighted boundaries shown are indicative only.