

**Lot 43/485 Armidale Road, Elland, NSW 2460**

**Residential Land For Sale**

Wednesday, 14 February 2024



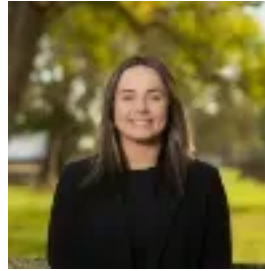
Lot 43/485 Armidale Road, Elland, NSW 2460

Area: 17 m2

Type: Residential Land



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## AUCTION

Auction Details: Wednesday 13th March - 6.00pm Grafton District Services Club

Tucked away in the heart of Elland, Lot 43 on Armidale Road is a rare offering for one lucky buyer to secure their rural lifestyle dream. This impressive 17-acre property is ideally situated a mere 10-minute drive from Grafton CBD, providing a perfect balance of country serenity and convenience to town. Such a property is simply a dream for most due to the impossibility of finding it and as such, we will be welcoming new owners upon the fall of the hammer on the 13th of March. The property is well-appointed with essential services, including convenient access to power and water at the end of the driveway, ensuring a seamless transition to country living. The presence of not just one, but two dams offer a reliable water source for a range of agricultural or lifestyle needs. Adding to the rural charm is the picturesque Musk Valley Creek, which runs through the property. The creek provides a tranquil setting and an idyllic water feature that enhances the land's appeal. The gently undulating block offers multiple building sites depending on the new owners preference. With 17 acres at your disposal, there's an abundance of space to bring your dream home to life, along with additional space for expansive shedding, a luxurious swimming pool, or gardens. The land's generous proportions mean there's no limit to creating an enviable rural retreat. Notable features include:- Approximately 17 acres- Set-back from the road- Sealed driveway- Brand new fencing- Access to town water and power- 10 minutes from Grafton's CBD- 2 x dams- Access to Musk Valley Creek

Lot 43 Armidale Road will be sold at an auction on March 13th, so if you're looking for a place to make all your rural dreams come true, this could be the perfect spot for you. Contact Jake Kroehnert & Tayla Lavender from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection. Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.