

**Lot 64, Armidale Road, Comara, NSW 2440**

**Residential Land For Sale**

Monday, 11 December 2023



Lot 64, Armidale Road, Comara, NSW 2440

Type: Residential Land



Kelly Flanagan  
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**\$180,000**

This is a magic block of land sitting right on the banks of the pristine Macleay River where Bass fishing is legendary and hiking and riding trips abound. Located 68kms West of Kempsey, 20kms west of Bellbrook village on the Kempsey Armidale Road at Comara - this block is the original Comara School grounds. This is one of the most beautiful and scenic rural areas on the East Coast, a great place to escape and not just fishing and play on the river, but sit back and admire all the native flora and fauna - the Whip Birds and Bell Birds are natural daily therapy while you swing in your hammock. - 7411sqm - River frontage to Macleay River - very easy access to river - Next door (east side) to Blackbird Flat Camp Ground (might be a business opportunity there) - Picturesque mountain and valley views. - No Dwelling Entitlement - at this time, suitable for shed/weekender/temporary living, camping - Allowed a 200sqm farm shed without DA - Lush pasture, beautiful garden and native trees - established ambiance. - 1 hour drive west of Kempsey, 2 hour drive east of Armidale. - 1 hour 30min to Port Macquarie - 20 minutes to Bellbrook village - Approx. 15km of gravel road from Bellbrook This is where you base yourself for your Bass fishing, biking and hiking adventures, or a place you may apply to Council to run a business from (verbal only discussions were had by the vendor with the Kempsey Shire Council and apparently there was some discussion that maybe if a business was run from the block than maybe a dwelling could be approved). I have no info on that however - I am only repeating what the vendor has stated. The vendor also stated that in previous talks with Council there seemed to be ways to get 'the old school house' site approved for a dwelling and that it entailed a satisfactory flood survey - again, I am only repeating the vendors words. Speaking of flooding - parts of the block can flood, however the highest level has never flooded. For now we are selling a weekend getaway block that is perfectly placed right on the river.