

196 Pottsville Road, Mooball, NSW, 2483

Rural For Sale

Friday, 18 October 2024



196 Pottsville Road, Mooball, NSW, 2483

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Type: Rural

"Benwerrin" A True Sanctuary!

This 200-acre paradise offers the very best of rural and coastal living.

Nestled amidst the rolling hills of Mooball in the Northern Rivers of NSW, "Benwerrin" is not just a property offering exceptional lifestyle and opportunities, it's a cherished piece of family history, having been lovingly nurtured over three generations.

Originally an old dairy farm, these 200 acres of stunning estate have been transformed over the years and now produce beef cattle and sugar cane. The lush pastures, fertile grounds, and breathtaking views of the valley stretching down to the Pacific Ocean make this property a true sanctuary.

Only 10 minutes from pristine Tweed Coast beaches, 30 minutes from Byron Bay and 30 minutes to the Gold Coast Airport, this is your opportunity to embrace the serenity of rural living while staying connected to the vibrant coastal scene. Everything you need is set up and ready to go.

The property features two well-maintained houses, one currently rented, and has potential for additional accommodation and commercial opportunities.

A standout aspect of the farm is its extensive infrastructure, including quality roads (some bitumen) and dual access points from alternative main roads. New fencing, multiple farm sheds, and solid bridges enhance efficiency and functionality, while the largest shed equipped with 3 phase power, office quarters, and concrete floor, offers versatile usage. Beautifully painted white fences and majestic fig trees complete the picturesque landscape.

Imagine tranquil afternoons walking by the spring-fed dam, listening to birdsong, embracing nature. Watch the sunrise over the valley while enjoying breakfast on the front patio, and admire the sunset over Mt Warning with a glass of wine in hand in the evenings. Only minutes from Pottsville Beach, refresh with an ocean swim after a day's work.

This is a place where adventure and relaxation coexist, where the beauty of nature serves as a backdrop to your everyday life.

Standout features include:

- **Breathtaking views.** Enjoy sweeping vistas of the lush cane fields to the Pacific Ocean in the east, and stunning views of Mt Warning to the west.
- **Scenic natural features:** The property includes a large spring-fed dam, a stand of historical Bangalow palms, a wetland, and Burringbar Creek, ideal for swimming and exploration.
- **Wildlife haven:** Home to diverse birdlife, invest in a pair of binoculars. Eastern Rosellas, honeyeaters, owls, cockatoos, and blue wrens frequent the property, and a Sea Eagle nests in the Norfolk Pines. Keep an eye out for the elusive platypus in the creek, this land is a sanctuary for nature lovers.
- **Community connection:** Located in walking distance to the village of Mooball and the iconic Moo Moo Café and Victory Hotel. Northern Rivers Rail Trail is at your back door, and the beautiful beaches of Pottsville and Brunswick Heads are just a short drive away.
- **Well-designed infrastructure:** The property features two quality houses, one currently tenanted, excellent road access, new fences, solid cattle yards, and several farm sheds, making it versatile for various agricultural or commercial ventures.
- **Embrace a lifestyle of peace:** Experience the tranquility of rural living with easy access to Byron Bay and the Gold Coast, all while enjoying your own private paradise.

"Benwerrin" is now ready for its new custodians. If you want to create unforgettable memories, surrounded by the beauty and love that has defined this remarkable property for so long, now is the time to secure a truly special lifestyle in an incredible location.

Are you ready?

Let us help you make the dream a reality. MANA - putting the soul into local real estate. Call Wendy Rosenbaum today to arrange your private inspection on 0437 709 993.

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