

**317 Lorne Road, Upsalls Creek, NSW, 2439**

**Rural For Sale**

Wednesday, 31 July 2024



317 Lorne Road, Upsalls Creek, NSW, 2439

Type: Rural



Martin Newell

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## **Secluded Pastures & River Frontage (66.3 ha / 164 acres)**

Rarely available and highly sought after, this pristine rural acreage in the Camden Haven hinterland offers a unique opportunity to create your dream retreat on highly productive valley country.

Just a 5-minute drive from the charming riverside village of Kendall, 15 minutes from the coastal town of Laurieton, and 30 minutes from the major regional hub of Port Macquarie, this secluded and private property is perfectly positioned for tranquillity and convenience.

As its name suggests, Longview Farm boasts exceptional district views. The elevated areas provide breathtaking panoramas of Big Nellie, Hannam Vale, Waitui, and the Comboyne Plateau, offering a truly special setting.

Comprising two original titles from the 1890s, the property spans 164 acres (66.3 hectares). Over 90 acres of this are excellent grazing land, featuring flats, rolling hills, and slopes, while the remainder consists of temperate forest, including varieties such as turpentine, oak, and bloodwood.

Zoned RU1, the property qualifies for a building entitlement (S.T.C.A.), with numerous ideal sites to build your dream home, all featuring stunning panoramic views of the surrounding countryside.

The property boasts over 700 meters of picturesque Camden Haven River frontage and benefits from excellent water security with five well-sized dams.

Current improvements include a new gravel driveway to the perfect building site, a set of steel and timber cattle yards with a ramp, and old hardwood dairy bales.

This is a remarkable opportunity to secure a prime piece of rural paradise. For more information, please contact Martin Newell, Rural Property Specialist at Percival Property, on 0429 883 488

### Property Facts:

Zoning: RU1 ( rural )

Building entitlement: Yes, qualifies for a building entitlement ( Size / Zoning )

Size: 66.3 ha / 164 acres

Pasture: Approx 100 clear acres

Carrying Capacity: 40 breeders ( All seasons )

Other uses: Silage

Soil: Alluvial / Dark

Fencing: Rural barb

Cattle Yards: Steel and timber yards and ramp

Dams: 5

River Frontage: 700m

Access: Gravel driveway ( Right of Carriageway )

Easements: Power Line Easement

Power: Front access gate ( Lorne Road )

Location: 5 minutes drive from Kendall, 15 minutes Laurieton

Schools: Kendall Primary / Camden Haven High School

Rail: Kendall XPT service ( 5 Minute Drive )

Air: Port Macquarie Airport ( 35 minutes Drive )