

1841 Valla Road, Bowraville







Prime Coastal Cattle Farm

A rare opportunity to purchase an outstanding rural coastal cattle grazing property with picturesque rural views and abundant water.

Only 8 minutes to Bowraville, 15 minutes to Macksville, and 20 minutes to Nambucca with some of the most spectacular beaches the Mid North Coast has to offer. Also, only 45 minutes to Coffs Harbour airport which offers flights to and from Sydney and Melbourne - easily accessible to city and western buyers to be that weekender or more permanent rural coastal property.

Built in 2003, the stunning four-bedroom, two-bathroom homestead, made of Besser-Block, has been meticulously built with plenty of country charm including 2.7 metre ceilings, Spotted Gum timber floorboards, Red Cedar timber finishes in the kitchen, bathroom and bar area together with top quality modern appliances and the perfect wood-fire place. Situated high on the property it offers 360 degree views of the beautiful rural landscape surroundings.

The property includes 106 acres of pasture improved grazing land, fenced into multiple paddocks with abundant water including four dams (two spring fed), running creek and a billabong – allowing the ability to continuously support 40 breeders all year round. The property is fully fenced and includes easily accessible all-weather access timber cattle yards, bale & race - only 12 minutes to the Macksville saleyards.

Key features include:

4 2 4 42.98ha

Price	SOLD
Property Type	Residential
Property ID	179
Land Area	42.98 ha

Agent Details

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G J KENNEDY & CO PTY LTD

- 42.98 hectares of prime cattle grazing land;
- Cedar kitchen with top quality modern appliances, walk in pantry and breakfast bar;
- Four bedrooms - master bedroom with walk in wardrobe and ensuite, two double bedrooms with built in wardrobes, fourth bedroom ideal as a study;
- Main bathroom complete with bath and separate toilet, separate powder room with plenty of storage;
- Large dining room and lounge room with ceiling fans and cozy fire place;
- Double garage with remote door and internal access into home;
- Internal laundry with plenty of storage;
- Fully fenced paddocks - cleared land ideal for grazing;
- Plenty of water with running creeks, four dams and billabong;
- 12 x 7 metre machinery shed and separate storage container;

An ideal private country lifestyle farm not too far from main townships that ticks all the boxes!

We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.

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