



## Riverfront Rural at it's Best!

A rare opportunity to purchase an outstanding rural coastal property in the highly regarded and popular Valla locality.

The property is ideally suited to be that coastal retreat of more permanent rural lifestyle property - perfect for a livestock or horticulture operation - with over 800 metres of deep water frontage - it truly is one of the most sought after locations in the area.

Situated in the middle of 100 acres of pasture improved grazing land, the spacious four bedroom, two bathroom brick homestead, with its modern interior, offers comfortable living whilst enjoying privacy and convenience.

The land includes productive creek flats, strategically fenced into multiple paddocks and laneways. There is plenty of water with a dam located in the middle of the property which lures various bird and wildlife as well as having a functional aspect offering irrigation possibilities.

The capital improvements include a large lockable machinery shed with power and concrete flooring, separate cool room, cattle yards and a loading chute with all-weather access directly off Sullivans Road.

With the ability to run over 30 breeders all year round, this luxurious property, located in peaceful and picturesque Valla, is well worthy of an inspection.

For more information, contact Jesse Stanton on 0432 187 075. Inspection by appointment.

4 2 8 40.47 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	232
<b>Land Area</b>	40.47 ha

### Agent Details

Jesse Stanton - 0432 187 075

### Office Details

Macksville  
10 Wallace Street Macksville NSW  
2447 Australia  
02 6568 1666

**G J KENNEDY & CO PTY LTD**

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