2493-2495 Belowra Road, BELOWRA, NSW 2545

Rare Opportunity – 504 Hectares on the Tuross River

For the very first time in five generations, this extraordinary holding is being offered to the market. This 504-hectare (1,250-acre) property is more than land â## it's a legacy waiting for its next owner.

Spanning 14 separate portions â## including four coveted 40-acre lots with possible building envelopes â## the property not only offers scale, diversity, and lifestyle potential but also significant income opportunities. Whether through subdivision, lifestyle blocks, eco-tourism expansion, or leasing, these portions present a rare chance to generate revenue while enjoying one of the most stunning locations on the South Coast.

With frontage to both sides of the Tuross River and a further 320 acres across the water, the possibilities are endless. Privacy is assured, making it a perfect escape from the city. The river is also loaded with Bass, making it a dream spot for fishing enthusiasts.

For those seeking productivity, the property has been thoughtfully developed with established native pastures, beautiful oak trees providing shade and shelter for cattle and sheep, full fencing for livestock, and ample water security from permanent creeks,

TYPE: For Sale
INTERNET ID: 121P4736
SALE DETAILS
By Negotiation

CONTACT DETAILS
,
Rebecca Shepheard
0413 580 309

dams, and direct river access. With a gravity-fed water system, 25,000L tank to the shearing shed, and 50,000L supply to the home, water is never in short supply.

The infrastructure is exceptional and includes:

State-of-the-art shearing shed (20m x 10m x 5.5m) with twin 5m doors, 3-phase power via generator â## plus two Stock Pro shearing stands, which can be negotiated in the sale.

Machinery shed â## a 5-bay structure (two enclosed, three open) measuring 17m long and 7m deep.

Solar 3000 Watt System with lithium battery and inverter (new battery installed 2020).

Air strip, originally built in the 1970s, still in place today â## a standout feature for aviation enthusiasts or those seeking private access (need to re-register with CASA).

Even its very own cricket pitch, a unique touch that adds lifestyle appeal.

A classic 1970s-built 3-bedroom, 2-bathroom home, featuring gas hot water, freestanding stove, and a cosy fireplace.

One of the property's greatest assets is the Belowra Camp Grounds â## a long-established, DA-approved eco-tourism venture set on the pristine Tuross River. For more than 35 years, this destination has offered a peaceful haven for campers, and the potential here is enormous. Imagine expanding it into a thriving eco-retreat, wellness escape, or boutique adventure park â## a place where people can reconnect with nature, swim in crystal-clear waters, and truly unwind away from the bustle of the city. With river frontage, abundant space, and a proven track record, the opportunities are truly endless.

Whether you're a farmer, eco-tourism visionary, lifestyle buyer, or aviation enthusiast, this property offers scale, infrastructure, natural beauty, and untapped potential â## a rare combination that simply cannot be replicated.

First time ever offered â## opportunities like this don't come along often, making this truly a once-in-a-lifetime chance to own a piece of history on the stunning South Coast.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Bush Retreat, Carpeted

- Land Area 504 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 10
- Ensuite