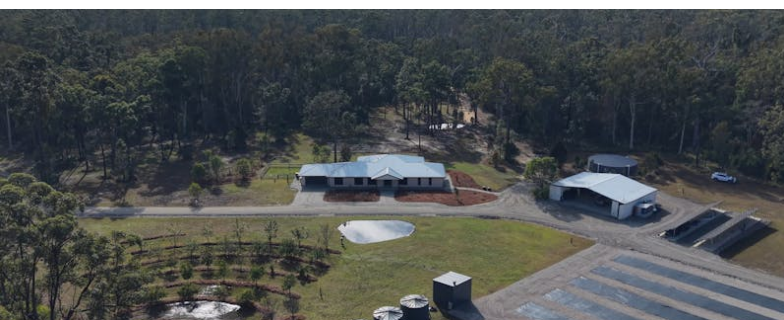




40 School Lane, BRAUNSTONE, NSW 2460

Professionally Developed Rural Estate

16.25 hectares, 40.15 acres

16.25ha (40 Acres) | Four Bedrooms + Study | Commercial-Grade Nursery | Off-Grid Living

Claremont is far more than a beautiful home on acreage.

It is a professionally developed rural estate where years of planning, environmental stewardship and significant capital investment have created a property that would be incredibly difficult and costly to reproduce in today's market.

Positioned on approximately 16.25 hectares (40 acres) in the peaceful surrounds of Braunstone, Claremont offers an exceptional combination of lifestyle, productivity and long-term opportunity. Every element of the property has been thoughtfully designed to work with the natural landscape rather than against it, creating a rare offering where comfort, sustainability and enterprise potential exist in perfect harmony.

TYPE: For Sale

INTERNET ID: 133P0393

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Real Estate Grafton

3/97-101 Prince Street

Grafton, NSW

02 6615 1602

Benny Holder

0411 132 517

At the heart of the estate sits an extensively upgraded contemporary country residence, offering four bedrooms plus a dedicated study, generous open-plan living spaces and seamless indoor-outdoor entertaining. Positioned to maximise privacy, natural light and tranquil bushland views, the home provides an exceptional setting for families, entertainers or those simply seeking the peace and space of country living.

Surrounding the residence is a landscape rich in biodiversity and natural beauty. Established native bushland, seasonal wetlands, picturesque dams, productive orchard plantings and carefully regenerated environments attract an abundance of native wildlife, including kangaroos, wallabies, Glossy Black Cockatoos, king parrots and countless native bird species. Every season brings a new perspective, creating an environment that is as peaceful as it is productive.

One of Claremont's defining strengths is the exceptional infrastructure already in place. Rather than purchasing a property requiring years of work and significant capital investment, the next owner inherits an estate where much of the heavy lifting has already been completed.

The purpose-built commercial-grade nursery represents one of the property's most unique features. Complete with greenhouse, shade tunnel, commercial irrigation systems, grow-out areas and operational infrastructure, it provides an outstanding opportunity for horticulture, native plant production, boutique agriculture or a range of rural enterprises (STCA).

Complementing the nursery is an impressive suite of infrastructure including approximately 20kW of off-grid solar, battery storage, backup generator, extensive water storage, professionally engineered irrigation and stormwater management, machinery sheds, workshop facilities and established road networks throughout the property. Every improvement reflects years of careful planning and investment, allowing the next owner to immediately enjoy the lifestyle while benefiting from the functionality already created.

Whether your vision is self-sufficiency, boutique farming, horticulture, eco-tourism, a home-based business or simply securing one of the Clarence Valley's most thoughtfully developed rural lifestyle properties, Claremont offers a level of flexibility and infrastructure that is rarely found.

This is more than a beautiful home.

It is years of vision, planning and investment brought together into one remarkable rural estate.

Some properties offer potential. Claremont offers completion.

Property Highlights:

- Approximately 16.25 hectares (40 acres)
- Four-bedroom residence plus dedicated study
- Extensive upgrades throughout the home
- Established commercial-grade production nursery
- Approx. 20m x 10m greenhouse
- Approx. 20m x 10m shade tunnel

- Approx. half-acre grow-out area
- Approx. 20kW off-grid solar system
- Approx. 30kWh battery storage
- Automatic backup generator
- Approx. 300,000 litres of water storage
- Commercial irrigation network
- Engineered stormwater management and drainage
- Productive orchard and established dam systems
- Extensive machinery sheds and workshop
- CAD documented infrastructure
- Exceptional enterprise potential (STCA)

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

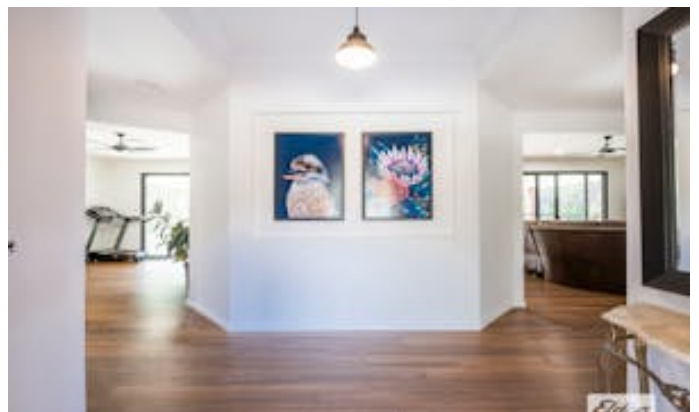
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- Land Area 16.25 hectares
- Bedrooms: 4
- Bathrooms: 2



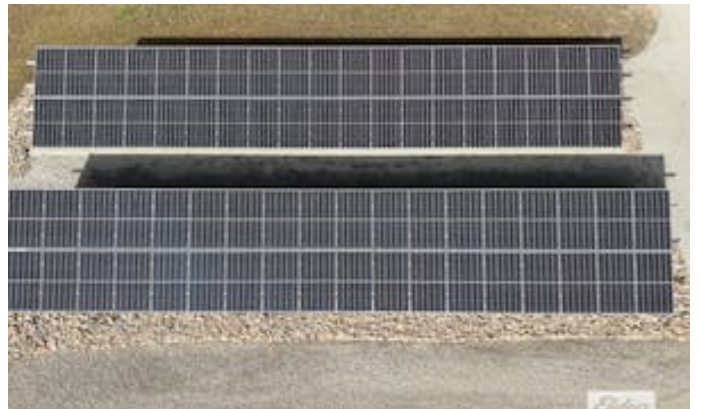
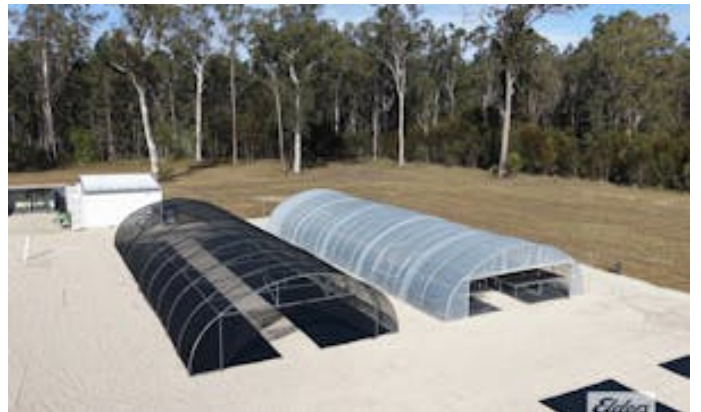
HOMESTEAD

Bedrooms	4
Bathrooms	2

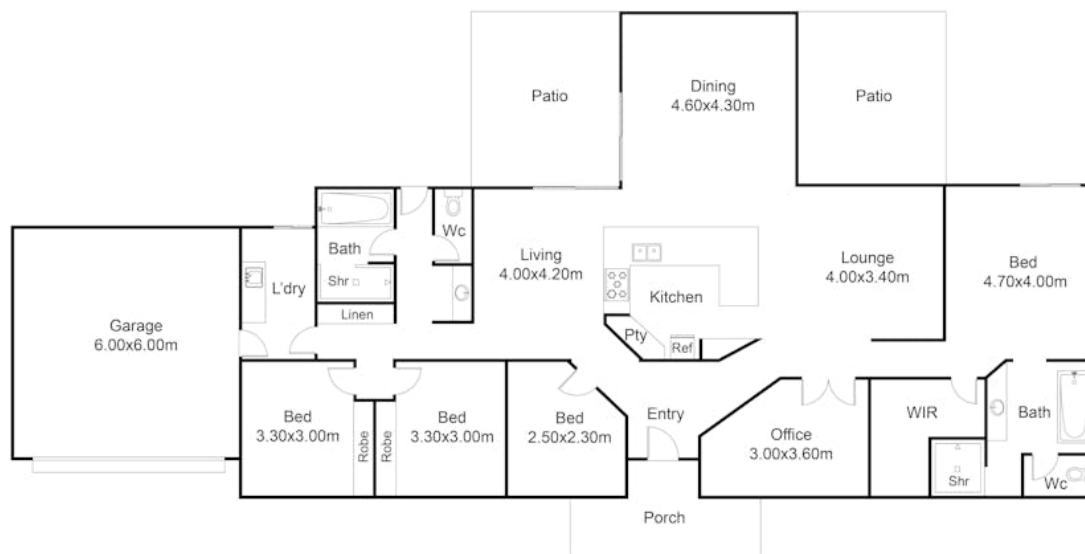








40 School Lane



Measurements are approximate.