



Lots 4/284 Frickers Road, NYMBOIDA, NSW 2460

NYMBOIDA RIVERFRONT - FIRST TIME TO THE MARKET

16.19 hectares, 40.00 acres

A superb riverfront blocks with dwelling entitlement* is up for grabs here - Lot 4 is approximately 40 acres.

The block has its productive river flat cleared and the higher ground lightly timbered. The has various paddock fencing but there is no fencing between lots 4 and 7.

Lot 4 has a set of timber cattle yards that require some attention before use.

The lots are parts of a larger holding that has been held by the current owners family for generations. This is the first time they have been offered for sale.

The Nymboida River is well regarded as a pristine river system and is the source of drinking water for the Grafton and Coffs Harbour areas. This section of the river is known as platypus habitat and the only traffic you are likely to see on the block is the occasional kayaker enjoying the natural splendour.

* A copy of the letter from Clarence Valley Council outlining dwelling entitlement on the blocks is available upon request. It states that a development application for a dwelling on these lots must be lodged by December 23, 2021.

TYPE: Sold

INTERNET ID: 22757415

SALE DETAILS

\$319,000

CONTACT DETAILS

**ELDERS REAL ESTATE
GRAFTON**

70 Pound Street
GRAFTON, NSW
02 6642 1122

Terry Deefholts
0413 299 176

To say such an offering is rare would be to strongly understate it - vacant riverfront land anywhere in the Clarence Valley is extremely hard to come by so be prepared to be decisive.

To book a tour of the blocks give Terry Deefholts or Mel Dayes a call or email and we'll organise an inspection.

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

- Land Area 16.187426 hectares





