



1473 Manning Point Road, MITCHELLS ISLAND, NSW 2430

WATERFRONT LAND WITHIN THREE HOURS OF NORTH SYDNEY

Having just had a MASSIVE reduction in the asking price this waterfront property represents incredible value for money. Our highly motivated vendor has instructed our agency to submit all reasonable offers for consideration.

If you have been scouting for a waterfront property with town water and sewer connected to a residence and shedding we encourage you to investigate this Mitchells Island property now.

Situated within a minute or two from the hugely popular River and Beach front village of Manning Point this exciting listing offers just under 1 acre of level land fronting on to Manning River and provides unrestricted boating access from the property.

While there is a comfortable older style home on the property the land and shedding to the rear of the property was previously utilised for Oyster farming / processing. Think outside of the square here and look at the possibilities of further developing this property for dual occupancy etc (subject to council approval).

Features:-

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 93P2053

CONTACT DETAILS

Troy Loretan
0400 530 269

Private use boat ramp and loading dock / concrete mooring making for easy launching of boats and mooring larger vessels.

Two to three bedroom older style residence provides an air conditioned lounge room, well planned kitchen with new stove, dining space and handy fourth bedroom or study.

Carport is attached to the home. Excellent shedding across the property is well suited for a variety of uses.

Each shed has 3 phase power connected.

Shed 1 ### high roofed steel framed and metal clad shed measures approx 12 metres wide by 6 metres deep and has a toilet.

Shed 2 ### Offers a single car lock up bay plus another covered car park.

Shed 3 ### Approx 7 metres deep by 15.5 metres wide. Ideally suited as a workshop for Oyster farming as it still has some major infrastructure within it.

Consideration could be given to adapting the larger shed for various uses such as Air B & B accommodation by the water, secondary housing for extended family or perhaps go one step further and look at the possibilities of running some sort of eco-tourism venture (all subject to council approval).

Easy access boat ramp ideal for fishing, boating and Oyster farming activities.

Just 2 minutes' drive from Manning Point for a general store, Bowling Club, beach access for surfing & fishing.

Only 18 kms from Old Bar, Coles Supermarket, Bowling Club etc. Situated 25 mins from the regional centre of Taree & 3 hours from Sydney's northern suburbs.

If you have been searching for a waterfront property with its own boat ramp along with the convenience of having town water and sewer connected this Mitchells Island property deserves your inspection.

Call Troy Loretan on

0400 530269 today to discuss this property and make arrangements for your private inspection.

Other features: Area Views, Car Parking - Surface, Close to Shops, Openable Windows, Water Front, Water Views

- Land Area 4,043.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- 7 car carport









This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.