



282 Newtons Road, DUMARESQ ISLAND, NSW 2430

Island Living on Rich Riverfront Farmland

62.32 hectares, 154.00 acres

Nestled within the verdant embrace of Dumaresq Island, 282 & 350 Newtons Road presents a rare opportunity to acquire an exquisite piece of an Island rural property. Sprawling across 154 acres of rich alluvial farmland, this magnificent property offers the quintessential island living experience for those who seek River frontage coupled with agricultural potential.

This property is currently operating as a successful dairy farm, benefiting from the fertile soils and pastoral improvements that make it a veritable Farm for all Seasons. The existing infrastructure, which includes a 10-a-side herringbone dairy and an expansive 28m x 10m machinery shed, stands ready to support your farming endeavours, whether you wish to continue dairying or venture into cropping or cattle fattening.

At the heart of this property sits a charming 3-bedroom cottage, perched high on the banks of the Manning River, ripe for refurbishment or redevelop the site to become the rural abode and retreat of your dreams. With approximately 1.2km of scenic river frontage spread across three titles, the property affords a waterfront lifestyle that is increasingly sought after.

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: For Sale

INTERNET ID: 93P2302

SALE DETAILS

\$2,400,000

CONTACT DETAILS

Shane Merrick
0408 621 962

Additional features include:

- Access to town water, ensuring a reliable supply for domestic and agricultural use.
- Fenced into 17 paddocks, facilitating efficient land management and rotation.
- Close proximity to Taree CBD, a mere 9km away, offering convenience and connectivity.

This is a property that promises not just a home, but a lifestyle. With significant acreage, ample water access, and essential infrastructure, 282 Newtons Road is waiting for someone with vision to realise its full potential. If you desire a highly productive riverfront property than look no further. Your island living dream on rich river front farmland is just a viewing away.

To organise your private inspection please call Shane Merrick at Elders Real Estate, Taree on m:0408 62 1962.

*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

- Land Area 62.321589 hectares
- Bedrooms: 3
- Bathrooms: 1

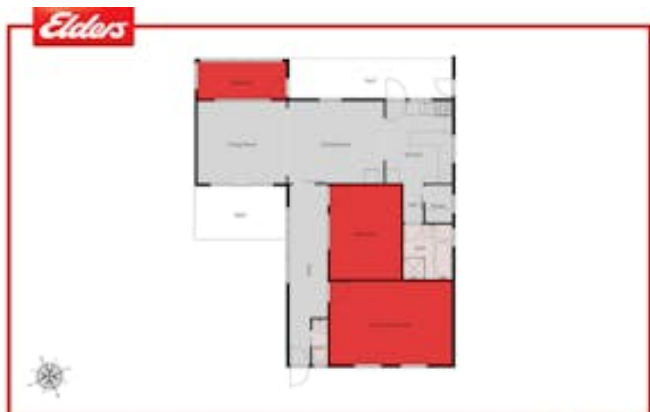
HOMESTEAD

Bedrooms	3
Bathrooms	1











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