



1280 Doyle's River Road, BULGA FOREST, NSW 2429

YOUR ESCAPE FROM CITY LIGHTS

291.37 hectares, 719.98 acres

Imagine owning your own private slice of Australian wilderness, where crystal-clear rivers, towering native forests and abundant wildlife create the ultimate rural retreat. Spanning approximately 720 acres across four separate titles, this remarkable property presents an increasingly rare opportunity to secure a substantial holding in one of the Mid North Coast's most picturesque hinterland locations.

Whether you're seeking the perfect weekender, a future home site, a recreational paradise or a long-term investment in native forestry, this unique property offers endless possibilities.

A large, cleared and level building site provides an ideal location to construct a cabin, family home, machinery shed or weekend retreat (subject to council approval). With excellent access via a public council-maintained road, reaching your private bush sanctuary is easy, while modern off-grid living with solar power and battery storage makes establishing your dream getaway both practical and achievable. Timber harvested from the property could even be incorporated into your own cabin or rural improvements.

TYPE: For Sale

INTERNET ID: 93P2441

SALE DETAILS

Price Guide \$715,000

CONTACT DETAILS

Troy Loretan
0400 530 269

Nature lovers will be captivated by the incredible diversity of native flora and fauna throughout the property. Extensive forests provide habitat for an abundance of birdlife and native wildlife, while peaceful bush tracks invite endless exploration on foot, horseback or trail bike. The property is equally suited to camping, conservation, photography or simply escaping the pressures of city life.

Water is one of this property's greatest assets. The pristine Doyles River flows through the holding, offering crystal-clear water, spectacular swimming holes and countless opportunities to swim, relax or simply enjoy the tranquillity of this beautiful natural environment. The area is also renowned for significant quartz and serpentine rock formations, making gold panning an exciting pastime for adventurous owners.

Adding further appeal, Narrowgut Creek meanders through the northern section of the property, while numerous seasonal gullies traverse the land, feeding both the river and creek and enhancing the property's natural beauty and ecological diversity.

The property is predominantly unfenced and free of existing infrastructure, allowing the new owner complete freedom to develop the land to suit their own vision.

An established Private Native Forestry Agreement is already in place, providing the opportunity for selective harvesting of native timbers. While the current timber resource is considered to have limited commercial value today, the extensive stands of native forest represent a valuable long-term asset with exciting future potential as the timber continues to mature.

Native tree species found throughout the property include:

Tallowood

Bull Oak

Brush Box

Grey Gum

Yellow Box

Bloodwood

Forest Red Gum

Positioned approximately 60 kilometres from Wingham and just 20 kilometres from the village of Elands, you'll enjoy the perfect balance of seclusion and convenience. Elands offers a general store for basics along with a public primary school, while Wingham provides a full range of shopping, medical and professional services.

Set at an elevation of approximately 620 to 650 metres above sea level, the property enjoys a cooler mountain climate and refreshing environment that is distinctly different from the nearby coast.

Offering privacy, pristine water, recreational opportunities, future forestry potential and genuine lifestyle appeal, this is an exceptional opportunity to secure a significant parcel of Australian bushland within comfortable reach of the coast.

Elders Taree is proud to present this outstanding property on behalf of a family who have cherished ownership for more than 58 years. Opportunities like this are seldom

offered. We encourage you to arrange your inspection discover your own escape from the pressures of city life.

- Land Area 291.373662 hectares



