



## Boogie Boogie Island Karuah River, KARUAH, NSW 2324

Your own island - the opportunity of a lifetime

**66.77 hectares, 165.00 acres**

Rarely does the prospect to own your own private island enter the market, so the chance to purchase Boogie Boogie Island, an approx. 165ac (66.7ha) paradise in the Karuah River is indeed a once in a lifetime opportunity. Cast off from Karuah and boat across to your own camping, boating and saltwater fishing paradise.

Boogie Boogie offers exceptional versatility of use. Develop the island as your own oasis - privacy assured. Tear-drop in shape the island is largely flat to gently undulating with large expanses of cleared land. A rustic cabin sits within a circle of grassland and surrounded by tall trees. A camping Cabin setup, basic by any standards, is perfect as a weekender. Numerous rural sheds and outbuildings provide ample space for tools and equipment. Marvel in the glorious sunrises and sunsets and just kick back and relax while planning your dream home or venture. Immerse yourself in a positively bucolic experience. Boogie Boogie Island is a dream come true. The time to soar to new heights is now. Seize the day and embrace the opportunity to create a highly coveted lifestyle prospect.

The island is boat access only and take approximately 10 minutes from Allworth boat ramp and 20 minutes from Karuah boat ramp.

**TYPE:** For Sale

**INTERNET ID:** L35603706

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Elders Real Estate R&R Group**

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## PROPERTY AND INFRASTRUCTURE

- Approx.165ac (66.7ha) private island in the saltwater Karuah River
- Fishing, camping, boating paradise ideal for private residential or commercial use
- Largely flat to gently undulating and largely covered by bird attracting native timber
- Several significant cleared tracts of land
- Numerous rural out buildings ideal for storage of plant/equipment
- Access the island by boat from Karuah or Allworth jetty's
- An unprecedented opportunity to own your own private island and capitalise

on its versatility

\*\*\* Please note that all improvement suggestions to the island are subject to the purchaser completing their own due diligence and subject to council approval.

R & R Property make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 66.7731 hectares





