



## 647 Markwell Back Road, MARKWELL, NSW 2423

Your Riverside Rural Escape

**7.49 hectares, 18.50 acres**

If you're craving space, privacy and a peaceful rural lifestyle without sacrificing convenience this 18.5-acre lifestyle property in the tranquil Markwell Valley is well worth your attention. Set on the beautiful Mid North Coast and just 12 minutes from the Bulahdelah township, this is the perfect balance of country living and accessibility.

Whether you're chasing the hobby farm dream or a serene base to unwind and explore, this versatile property truly ticks all the boxes. With well-fenced, usable land providing enough space for cattle, horses or permaculture and reliable water supply from the large dam, it's ideal for those wanting to embrace a more self-sufficient lifestyle.

The cosy two-bedroom home is neat, welcoming and full of potential. Perfect as a weekend escape or a comfortable permanent residence, with scope to extend or add an additional dwelling (STCA). Recent updates include a new kitchen, bathroom and laundry, fresh internal and external paint, new flooring throughout, and a large deck overlooking the property-an ideal spot to relax and soak in the surrounds.

**TYPE:** For Sale

**INTERNET ID:** L35987650

**SALE DETAILS**

**\$890,000 to \$910,000**

**CONTACT DETAILS**

**Elders Real Estate R&R Group**

73 Cowper Street  
STROUD, NSW  
02 4999 5521

**Rikki-Lee Day**  
0427658146

Infrastructure is well covered with sheds, stables and multiple outbuildings providing excellent storage, garaging, workshop space & animal shelters.

A standout feature is the direct Myall River access, with approx. 62m of river boundary offering endless opportunities for kayaking, fishing and swimming, along with a tranquil river picnic spot-perfect for family gatherings, quiet moments and watching local wildlife in their natural habitat.

Conveniently located just 11km from Bulahdelah's shops and facilities, with easy access to the M1 motorway, Taree approx. 60 minutes (81km)

You're also within reach of some of the region's best destinations:

- Seal Rocks beaches - approx. 43 minutes (47km)
- Port Stephens - approx. 45 minutes (52km)
- Newcastle Airport - approx. 70 minutes (84km)

This is your opportunity to secure a private, picturesque lifestyle property in a tightly held valley location.

Inspections by private appointment - Contact Rikki-Lee Day on 0427 658 146.

Disclaimer: Elders Real Estate R&R Property Group 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 7.486684 hectares
- Building Area: 77.00 square metres
- Bedrooms: 2
- Bathrooms: 1

## PROPERTY OVERVIEW

Rainfall Average	1100mm pa
Improvements	5 Bay machinery shed and storage shed

## TITLE/POSSESSION

Rates	2600 per annum
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## HOMESTEAD

Bedrooms	2
Bathrooms	1
House Area	77.00 square metres















