

320 Violet Hill Road, BOOLAMBAYTE, NSW 2423

Where Country Meets Coast - 143 Acres on the outskirts of the Myall Lakes

An exceptional 143-acre property offering great versatility - from a private recreational retreat to a productive rural holding. Enjoy weekends filled with camping, motorbike riding, fishing and boating with direct access to the stunning Myall Lakes.

With an existing DA approval, fully serviced with utilities, and expansive open paddocks ready for grazing or farming, this property also offers the ideal setting to build your dream home or craft the ultimate rural retreat.

Land:

143 acres of prime rural land with creek frontage, featuring predominantly cleared pastures, scattered shade trees, and pockets of natural bushland - perfect for both lifestyle and agricultural pursuits.

Infrastructure:

A spacious 24m x 12m machinery shed with two high roller doors (3.6m high x 5.5m wide), complete with bathroom and laundry facilities, providing excellent functionality for farming or hobby projects.

TYPE: For Sale

INTERNET ID: L37426803

SALE DETAILS

**\$1,190,000 -
\$1,290,000**

CONTACT DETAILS

**Elders Real Estate R&R
Group**

73 Cowper Street
STROUD, NSW
02 4999 5521

Rikki-Lee Day
0427658146

Water & Utilities:

Three water tanks with a total capacity of 69,000L, 200-amp three-phase power supplied via a 315kVA connection, and a transpiration septic system ensure the property is fully serviced and ready for use.

Recreation:

Enjoy an 11m x 4m inground saltwater pool, direct water access to the Myall Lakes via Boolambayte Creek, and the convenience of Violet Hill boat ramp just 15 minutes away - ideal for boating, fishing, and water-based fun.

Grazing & Farming:

Three large, well-fenced paddocks with cattle yards, suitable for horses or livestock, with a maximum carrying capacity of approximately 35 head.

Development Potential:

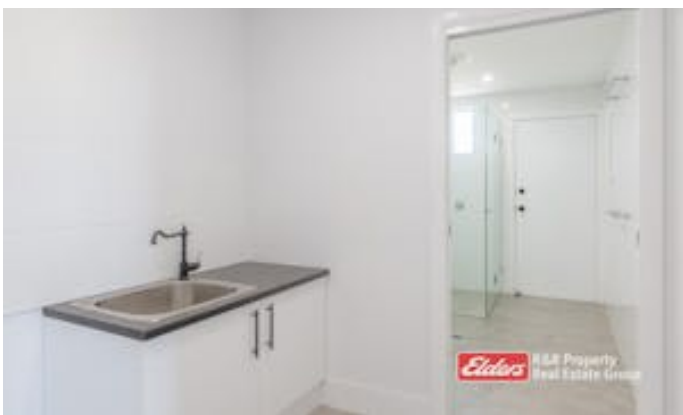
DA approval in place for a new home with frontage to Violet Hill Road. Zoned C3 Environmental Management under Midcoast Council, offering an ideal opportunity to create your dream rural escape.

A short 10mins (7km) from the Myall Lakes National Park and waterways, 30mins (36km) to Seal Rocks and its pristine beaches and 20mins (18km) to Bulahdelah with all required amenities. Approximately 1hr (92km) to Williamtown Airport & 2½ hours from Sydney. This ideal location makes the property the perfect option for families looking for a coastal country escape.

For more information or to book an inspection contact Rikki-Lee Day on 0427 658 146.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 143 acres
- Building Area: 294.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- 8 car garage
- Floorboards









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Internal Floor Area: 294m²
Land Area: 143ac



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Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.