



95 Nugra Lane, GIRVAN, NSW 2425

100 Acre Off-Grid Getaway!

40.47 hectares, 100.00 acres

Escape the noise and rediscover the simple things in life on this 100-acre bush getaway, perfectly positioned approx. 45 minutes north of Raymond Terrace and within easy reach of Port Stephens and the pristine waterways of Myall Lakes.

Designed for families chasing an off-grid weekender, this private getaway is all about space, freedom and making memories. Think crackling campfires under the stars, kids riding motorbikes along bush tracks, mornings exploring the dam and seasonal creek, and afternoons soaking in the gas-heated hot tub after a day outdoors.

Tucked away in a secluded setting, the property spans 100 acres of natural bushland with building entitlement already in place - giving you the flexibility to enjoy it as is or plan your dream rural escape (STCA).

Main Cabin-

The central hub for gathering and entertaining, featuring:

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: L39738477

SALE DETAILS

\$660,000 to \$690,000

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

Rikki-Lee Day
0427658146

Spacious living area
Indoor camp kitchen
Wood fireplace plus diesel heater
Bathroom with instantaneous hot water
Separate screened in sleeping area
Large fenced yard ideal for kids and pets

Top Cabin-

Two bedrooms
Solar power and gas
Diesel heating

Bottom Cabin-

Comfortable accommodation for two
Solar lighting and water available

Additional features-

8 rainwater tanks
1 dam plus seasonal creek
Gas-heated 4-person hot tub
Hot showers and hot water in kitchen
Two large gas fridges
TV reception
Mobile reception
Shipping container for secure storage

If you've been searching for a true off-grid weekender where the campfire burns late, the kids roam free, and the coast is still within easy reach - this is it.

Located within easy reach of Stroud & Bulahdelah, and approximately two and a half hours from Sydney. Karuah River Allworth 20min (20km) Hawks Nest 45mins (46km), Pacific Palms 50mins (61km).

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

Elders 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 sizes are

approximate.

- Land Area 40.468564 hectares
- Building Area: 113.00 square metres
- Bedrooms: 1
- Bathrooms: 1

PROPERTY OVERVIEW

Rainfall Average Approx - 1350mm pa

TITLE/POSSESSION

Rates 1767.4 per annum

HOMESTEAD

Bedrooms 1
Bathrooms 1
House Area 113.00 square metres









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Internal Floor Area: 113m²
 Land Area: 100ac



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.