

WOLLOMBI REAL ESTATE

"FOR A UNIQUE LIFESTYLE OPPORTUNITY"

2891 Wollombi Rd,
Wollombi NSW 2325
www.wollombirealestate.com.au



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Property Description & Information

Property Address: Lot 30 Milbrodale Rd, Fordwich **Lot/DP:** 30/755229

Price: \$ 950,000 **Map & Grid Reference:** B166796 **Zoning:** RU4 PP Small Lots

Lot Size: 16.41 ha **100 % arable** **Rates:** \$ TBA **Approved dwelling:** STA

Aspect: Northerly **Access:** 2WD **Power:** Available **Phone:** Available

Creek frontages & Dams etc.: Frontage to Wollombi Brook **Internet:** Available

Suitability for stock & approx. no.: 15 head

Special Selling Features: Views, arable agricultural land, creek frontage, bitumen road access

Special Conditions: *This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out.*

Directions: 8.5km north west of Broke

Improvements: Vacant land, Development opportunities for short term accommodation and rural buildings, Access to PID pipeline. Current planning regulations prevent the construction of a (single) residence on the property. 95% of the property falls within the 1 in 100 year flood level.

Description: “Opportunities by the Wollombi Brook”

A prime 16ha (approx. 40 acres) of fertile agricultural land with frontage to the Wollombi Brook is now available for your consideration in the ever popular Broke/Fordwich region of the Lower Hunter Valley. Only 8.5 km from the historically significant village of Broke with direct access from Milbrodale Rd this versatile property nestles beautifully into surrounding vineyard and livestock ventures whilst being framed by magnificent views of escarpment borders of the Yengo National Park to the south and south-west. This productive patch of ground provides opportunities for a wide range of agricultural/horticultural endeavours with the added security of access to the Broke Fordwich PID (Private Irrigation District) pipeline. With all the natural and structural advantages associated with this property it is ideally suited to anybody remotely interested in horticultural, agricultural and livestock activities with the added bonus of potential tourist development to supplement your lifestyle dream. Current planning regulations (Singleton Local Environmental Plan 2013) permit (subject to council approval) the development of multiple short term accommodation facilities on the property as well as rural buildings but prevent the construction of a single residence on the land.

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