



1701 Hannam Vale Road, Lorne



Private Productive Paradise

We are offering this picturesque property with stunning views over the Lorne Valley with your very own waterfall. Situated 51 km from the vibrant coastal city of Port Macquarie, 209 km from Newcastle and 340 km from Sydney. Perfect lifestyle property or one for the serious farmer or grower.

This spectacular property features 12 fenced paddocks all with dams ranging in size to suit the paddock. Designed with the farmer in mind, a laneway enables ease of movement for stock at the back of the property through to the front of the property to the custom-made steel stockyards.

Entering through a wisteria arch and circular garden hedged by beautiful photinias and a drystone rock walled garden and up stone steps to the front veranda, the single level house features three bedrooms with 9 feet ceilings. The master bedroom features French doors, mezzanine area, large ensuite and sunny sitting room. The other two bedroom are generous in size have built in wardrobes. The family bathroom is fully tiled with large shower and full bath plus a separate second toilet. There is also a north facing covered verandahs for the entertainers, overlooking the property.

Another feature to the property is the cosy art shack, located behind the 3-acre dam in a quiet and picturesque part of the property. The property boasts a practical well designed five bay machinery shed with a 5.5kw solar PV system and four bay garage with two electric rollers sitting on a concrete slab with power and a solid bench.

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| Price | \$1,995,000 |
| Property Type | residential |
| Property ID | 1367 |
| Land Area | 40.00 ha |

Agent Details

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Office Details

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The properties water is fed by Gills Creek from Comboyne State Forest and has a "Unregulated and Continuing" NSW Water Access Licence with one year to run followed by a 10year renewal – an annual pumping licence of 30ML of quality water. One of the large dams is a deep man-made billabong 260m around the edge.

With the amount of water available on this property and the deep, rich and highly fertile soils, this makes the potential of the property ideal for horticulture or market gardening growing a range of crops from nut trees, plantation to avocados, vegetables, fruits and berries. The property is currently being run as the ideal lifestyle property running beautiful cattle, which is another option.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.