



83 Belmore River Right Bank Rd, Belmore River



## Country Lifestyle on the edge of Gladstone

Productive 35-Acre Lifestyle Farm Near Gladstone – Fertile Land, Comfortable Home & River Access

Just 1.5km from the charming riverside village of Gladstone, this 35-acre lifestyle property offers the perfect blend of productivity, comfort, and rural serenity. Ideally suited for fattening bullocks—as currently operated—or easily adapted for market gardens, cow-and-calf units, or vealer production for the local market, this versatile farm presents a rare opportunity in a tightly held area.

Set on fertile alluvial soils, the property is elevated and impressively resilient, with aerial imagery from the 2001 flood showing much of the land remained above water. Adding further appeal is a council lease providing direct access to the Belmore River—ideal for fishing or boating.

The land is fully fenced with recently replaced boundary fencing, ensuring security and ease of management for livestock or cropping operations.

At the heart of the property is a solid, well-maintained double brick home featuring:

- 3 spacious bedrooms

3 1 2 14.16 ha

Price	\$1,325,000
Property Type	Residential
Property ID	1683
Land Area	14.16 ha

### Agent Details

Ben Tyson - 0409 833 241

### Office Details

Kempsey Stock and Land  
Shop1, 44 Forth Street Kempsey  
NSW 2440 Australia  
02 6562 6600



- Generous open-plan lounge and dining areas
- A well-appointed timber kitchen
- Attached double garage
- Separate Colourbond Workshop

This is a rare chance to secure an income-producing farm with comfortable living, just minutes from town conveniences. Whether you're looking for a productive rural base or a tree-change lifestyle with potential, this property is a must-see.

Contact us today to arrange your private inspection.

DISCLAIMER: The 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 to 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.

*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.*