




105 Patemans Road, Ashby

Cottage on 31 Acres with River Access

Welcome to 105 Patemans Road, Ashby—a newly renovated cottage set on 31 acres of land that flows down to the Broadwater, offering direct access to the Clarence River. Properties of this scale and location are rare to the market, presenting an opportunity for buyers seeking a holiday escape, lifestyle property, or first home with room to grow.

The home itself has been thoughtfully updated, with the hard work already done for you. Featuring three bedrooms and one bathroom, it strikes the perfect balance between character and modern comfort. A brand-new kitchen takes centre stage, equipped with fresh finishes and designed for both practicality and style. The bathroom has also been completely renewed, while new flooring, updated electricals, and a fresh deck add further value and peace of mind.

Outdoors, the property truly shines. With 31 acres at your disposal, the land offers open spaces, natural bushland, and water access directly to the Clarence River system—ideal for boating, fishing, and kayaking. Whether you're looking to enjoy weekends away, set up your first home in a peaceful rural setting, or establish a long-term lifestyle property, this location provides the flexibility to make it your

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FOR SALE
Contact Agent

AGENTS

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Interested parties must rely solely on their own enquiries.

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Ashby has long been regarded as a tightly held area, celebrated for its natural beauty, community feel, and proximity to surrounding townships like Maclean, Yamba, and Iluka. From here, you'll enjoy the best of both worlds —peaceful rural living with the convenience of being only a short drive from coastal beaches, shopping, and services.

105 Patemans Road is more than just a home —it's a chance to secure a slice of the Clarence Valley with untapped potential. With all the major renovations completed, you can move straight in and focus on making the property your own.

Opportunities like this don't last long. Enquire today to arrange an inspection and see firsthand the lifestyle on offer.

Disclaimer:

LJ Hooker Maclean | Yamba | Iluka has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

MORE DETAILS

Property ID	GTJ08
Property Type	AcreageSemi-rural
Land Area	31 acre
Including	Toilets (1) Deck Outdoor Entertaining Water Tank

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan