






237 Broadwater Road, Dungarubba

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## Fertile Farmland with a Renovator's Home

180 Acres of Fertile Farmland with Renovator's Home Located Near Woodburn & Wardell, Northern NSW

Positioned in the sought-after Northern Rivers region, a unique property opportunity for buyers awaits. Approx 72 hectare or 180 acres is usable farmland with water access, and ample room to improve. Just a short drive from Woodburn, Broadwater, Wardell & Coraki. The property combines rural peace with convenience. Whilst the land has experienced flooding, it remains highly fertile, perfect for cropping, cattle, or mixed farming with its charming creek frontage for those just looking to live the rural lifestyle. The property is fenced into manageable paddocks and can comfortably run 50 head of cattle.

The main house which has an approved development application with Lismore Council. has solid bones and is ready for renovation. If you are someone with a vision this could be your new home. In addition, a small separate studio or office space provides a flexible area for remote work, guests, or a creative retreat. An 8m x 9m shed houses any machinery you will need. The property is Zoned RU1 Primary Production. Approved as dual occupancy, with plans for a second dwelling included in the sale of the property.

**FOR SALE**  
CONTACT AGENT

### AGENTS

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Tim Jeffery  
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### AGENCY

LJ Hooker Alstonville  
(02) 6628 1163

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

#### Property Features:

- 72 hectares or 178 acres (approx.) of arable land
- Fenced paddocks, ideal for grazing or cropping
- Creek frontage plus tank water for household use
- Relocated home with development application started
- Approved dual occupancy, Second dwelling plans included
- Separate studio or office space
- 8m X 9m Shed
- Easy access to Woodburn, Broadwater, Wardell, and coastal towns
- Multiple Primary & High schools just a short distance away, School bus to the front gate

Live your rural dream, only approx. 8km to the M1, 22km to Evans Head, 26km to Alstonville, 27km Lismore, and 42km Ballina Byron Gateway Airport.

With its mix of usable land, water access, renovation potential and the offering of a second dwelling, this is a rare chance to secure a rural holding in a high-demand area. Whether you're starting a farming venture or chasing a change, this property is packed with possibility. Enquire now with Exclusive Agents: Robbie McRae and Tim Jeffery to arrange a private inspection.

#### MORE DETAILS

Property ID	16KEF55
Property Type	House
Land Area	180 acre

#### Robbie McRae 0478 721 474

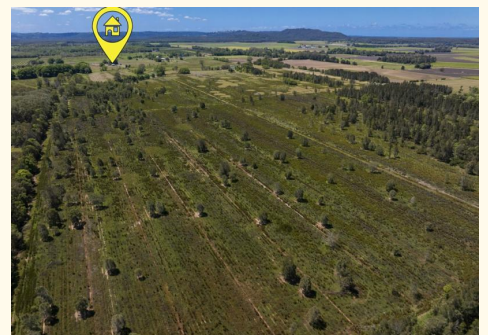
Sales Consultant/Licensed Real Estate Agent |  
rmcrae.alstonville@ljhooker.com.au

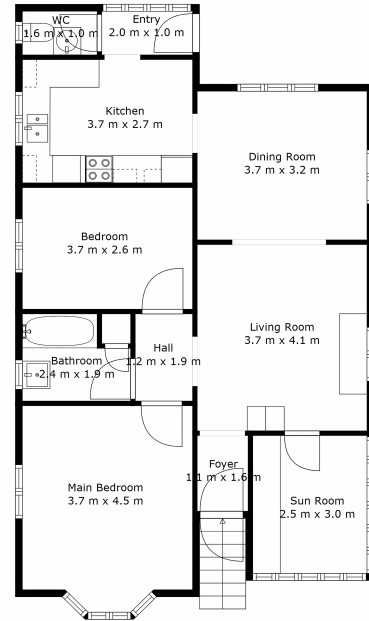
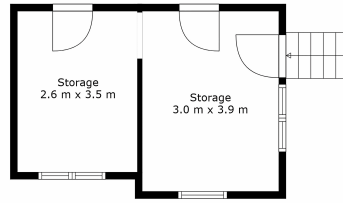
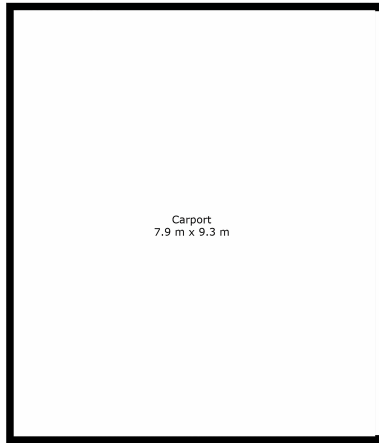
#### Tim Jeffery 0404 146 371

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Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

