



160 Watts Lane, Harwood

## A Rare Opportunity to Create Something Special

Positioned on a generous 1,579m<sup>2</sup> parcel in a peaceful rural setting, 160 Watts Lane presents a rare opportunity for buyers with vision to unlock the potential of a property brimming with possibilities. Surrounded by rolling farmland and open countryside, this is a chance to secure a rural property with plenty of scope to create something truly special.

The existing farmhouse is rich in character and history but now requires significant renovation to bring it back to life. For those prepared to take on a restoration project, the home offers the bones of a classic country residence, while others may choose to remove the dwelling and build a brand-new home tailored to their lifestyle (STCA). With an established homesite already in place, much of the groundwork has been laid for whatever direction you choose.

Complementing the property is an impressive 12m x 18m shed along with additional storage structures, providing ample space for vehicles, boats, machinery, workshops or a range of rural pursuits.

Enjoy the peace and privacy of country living while remaining just moments from the Clarence River and only a short drive to Harwood

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**FOR SALE**  
\$645,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Iluka  
(02) 6646 6321

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Interested parties must rely solely on their own enquiries.

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village, Maclean, Yamba and the stunning coastline beyond.

Whether you're seeking a renovation project, a future homesite or simply a well-positioned rural parcel with endless potential, opportunities like this are seldom offered at this price point. Offering space, infrastructure and scope to add significant value, this is a property where imagination and effort can be richly rewarded.

Contact Jodie Stroud on 0458 233 213 for more information or to arrange your private inspection.

## MORE DETAILS

Property ID	BPYGMV
Property Type	House
Land Area	1579 m2

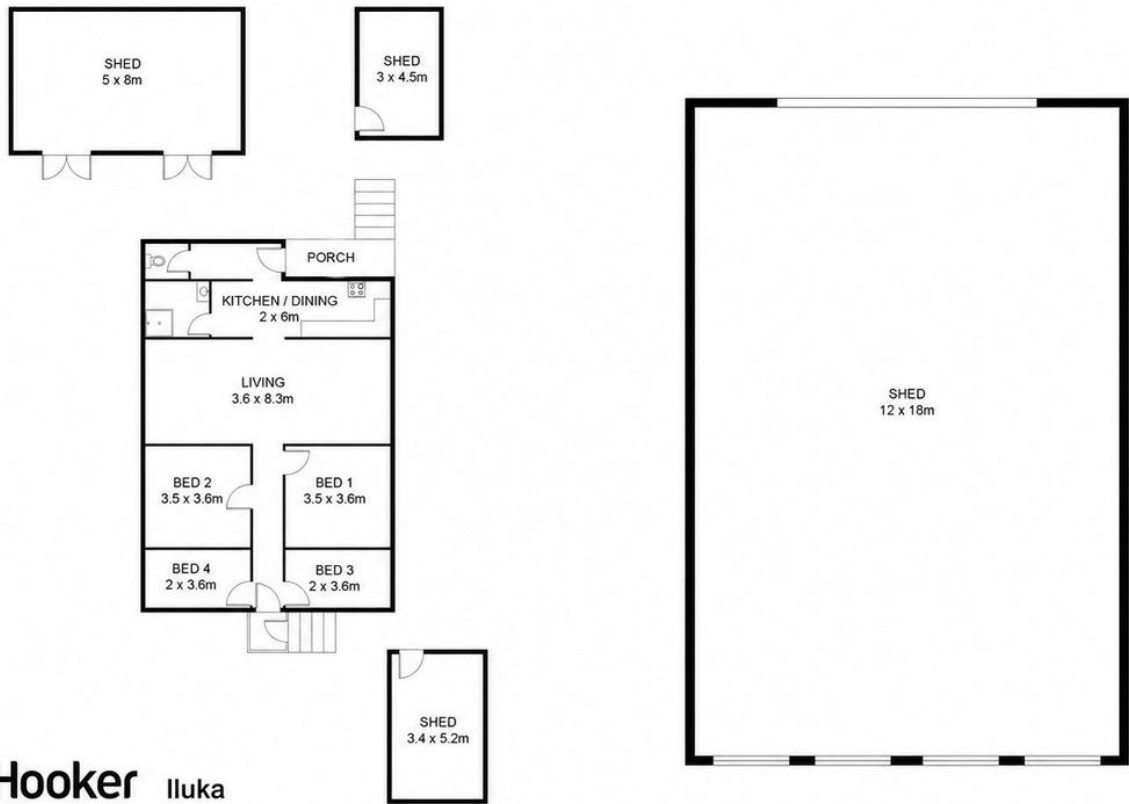
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.