



38 Allan Lane, Oxley Island

## RIVERFRONT FARMHOUSE WITH EXCEPTIONAL CHARACTER

Welcome to 'Layana' (where waters meet). Located along the picturesque riverfront of Oxley Island, this character filled farmhouse offers a rare opportunity to embrace the charm of rural living with modern comforts. Set on approximately 41.58 hectares\* (102 acres\*) of prime farmland, this property combines the best of both worlds: a beautifully renovated farmhouse, stunning river views, and ample space for agricultural pursuits. The best part is, it's located just 15mins\* drive to the beach.

The farmhouse itself has been lovingly renovated over it's time, blending contemporary finishes with its original charm. Inside, you'll find an impressive state of the art kitchen, four modern bathrooms, and spacious living areas that open up to spectacular views of the river. Every room has been designed to maximize the natural light and stunning scenery. Step outside to your infinity edge pool which overlooks the mighty Manning River (parts of the house, some appliances and pool are in need of some repairs due to flood damage).

5 4 8

**FOR SALE**  
\$1,550,000

### AGENTS

Adam Stevenson  
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### AGENCY

LJ Hooker Old Bar Beach  
(02) 6553 7133

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**

A key feature of this property is the separate, self-contained granny flat, which offers privacy and comfort. It also enjoys the same breathtaking river views as the main house (in need of some renovations due to flood damage).

The gardens surrounding the home are truly something to behold, with established exotic plants, rare fruit trees, and beautiful mature fig trees scattered throughout the property. These lush, well-maintained gardens create a peaceful atmosphere and enhance the natural beauty of the surroundings. There is also a large chook pen and vegetable gardens.

For those with agricultural needs, the property is fully equipped with essential infrastructure, including a large machinery shed, a five-bay carport/shed, and a set of cattle yards with a loading race. The property also benefits from town water and tank water, well-fenced paddocks, and a range of agricultural possibilities.

38 Allan Lane, Oxley Island, is the ideal property for those seeking a lifestyle that balances tranquility, modern living, and rural opportunity. Whether you're after a serene retreat, a working farm, or a family-friendly property, this unique offering has it all. The owners are committed to selling on or before Auction day, so make sure you take advantage of this great opportunity.

Contact us today for more information or to arrange a private inspection.

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- Approximate areas, distances, times
- This property was impacted by the 2025 floods
- Some photos used show furniture, house is now vacant

## MORE DETAILS

|               |                                       |
|---------------|---------------------------------------|
| Property ID   | NRUF6X                                |
| Property Type | AcreageSemi-rural                     |
| Land Area     | 41.58 hectare                         |
| Including     | Dishwasher                            |
|               | Built-in-Robes                        |
|               | Council Rates \$5100 approx per Annum |

**Adam Stevenson 0409 607 967**

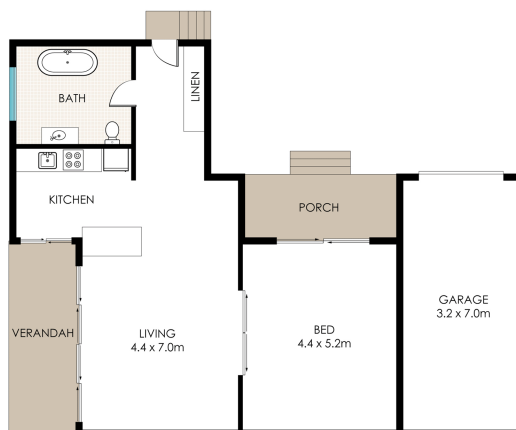
Selling Principal | [a.stevenson@ljhooker.com.au](mailto:a.stevenson@ljhooker.com.au)

**LJ Hooker Old Bar Beach (02) 6553 7133**

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Floor Plan measurements are approximate and are for illustrative purposes only.  
Floor Plan by James Cause Photography jamescause.com

