

Lot 2 Shark Creek Road, Shark Creek

## Off-Grid Paradise Won't Last

If you're dreaming of getting away from it all, living simply, surrounded by nature, with room to breathe and grow, this private 46-acre parcel in Shark Creek might just be your calling.

Tucked away in a lush bushland setting and less than 20 minutes from the beaches of Brooms Head, this property offers a rare opportunity to live sustainably and comfortably off the grid. Properties like this don't come up often, and with motivated vendors, this won't last.

Important: The existing rustic structure on the property is not council approved. However, there is current DA approval in place for a dwelling to be built on the land, giving you the opportunity to create your dream off-grid home from the ground up while utilizing the existing structure in the interim.

The property is powered by a 3.6KW 48V solar system, supported by 10KW battery banks, and supplied with 50,000L of drinking water and 30,000L of dam water, allowing you to live in harmony with the land without sacrificing the basics.

The property features:

- DA approval for a dwelling to be built on the property
- Existing rustic structure (not council approved)

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.

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### FOR SALE

By Negotiation

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Yamba  
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- A cleared camping area with bush kitchen (complete with tap water) and two composting toilets, ideal for hosting guests or exploring eco-tourism ventures
- One large dam and two smaller dams
- Multiple water tanks and irrigation potential
- Rustic outbuildings, sheds, and open carports
- Expansive covered verandas perfect for soaking in the sights and sounds of the surrounding forest
- Productive garden beds with corn, beans, spinach, pumpkins, strawberries and carrots already growing
- Natural trails and terrain ideal for mountain biking

The current structure exudes warmth and character with timber finishes, tree-trunk posts, natural light, and a relaxed layout that opens onto breezy outdoor spaces. It's a true retreat from the fast pace of modern life, whether you're reading on the deck, tending to the gardens, or listening to birdsong as the sun sets.

Whether you're chasing a quieter lifestyle, planning a self-sufficient setup with a brand-new approved dwelling, or looking to host nature-based or survival retreats, this property offers endless potential. The vendors are motivated and this opportunity won't wait.

Privacy, peace, and potential, all within striking distance of the Clarence Coast. Act now.

#### Disclaimer:

LJ Hooker Yamba 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	H7AFKW
Property Type	AcreageSemi-rural
Land Area	46 acre

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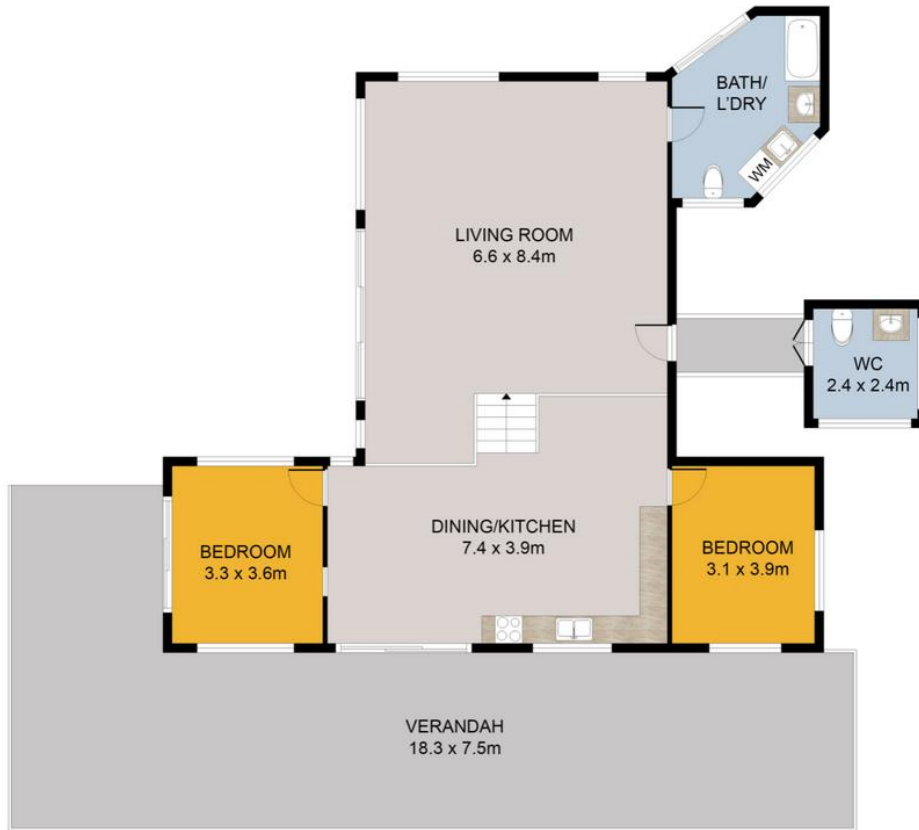
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Lot 2 Upper Shark Creek Road,  
Shark Creek

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