

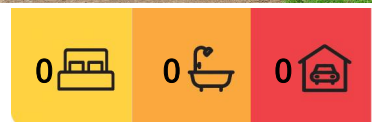
Taree, 295 Edinburgh Drive

Unique 9.30 Ha Farmland at "Taree Estate"

Expressions of interest are now being sought for this unique landholding at 'Taree Estate', proudly presented to you by the team at LJ Hooker Taree. This prime farmland located at 295 Edinburgh Drive has been held by the same family for generations. Opportunities to acquire land of this nature are rare and highly sought after when they do arise. The fertile property provides an excellent setup for farming or livestock operations.

Consisting of 9.308 Ha with a three-bedroom farmhouse situated with direct frontage onto Edinburgh Drive. This original condition dwelling is complemented by a large machinery shed located behind it. While the property offers the tranquility of a serene rural escape, it is also conveniently located just 5km from Taree CBD, providing easy access to all local amenities.

An exciting prospect also presents itself to purchase the adjoining riverfront properties owned by the same Vendor located at 61 & 63 Dyballs Lane, providing the opportunity to



For Sale
PRICE GUIDE \$675,000 - \$725,000

View
By Appointment

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secure a total of 4 titles and 39.28 hectares (97 acres) with five dwellings.

Adjoining Property 63 Dyballs Lane - 10.930 Ha:

The main homestead is a solid brick and tile residence, perfectly positioned to take in sweeping views of the Manning River. This three-bedroom, one-bathroom home includes a double car garage and additional storage space beneath. Lot 63 features approximately 394 metres of absolute river frontage, making it an exceptional location for outdoor enthusiasts.

Adjoining Property 61 Dyballs Lane - Lot 5 (9.626 Ha) & Lot (7 9.417 Ha) (Total 19.043 Ha)
Formerly a working dairy, this property includes a non-operational milking shed and three dwellings, including the original workers' quarters near the dairy, as well as two other houses, all currently leased separately.

An Opportunity Not to Be Missed

With Andrews Reserve Boat Ramp just 650 metres away and the beaches at Old Bar only a 20 minute drive, this property offers the perfect blend of rural serenity and coastal convenience. Just 5 minutes from the heart of Taree, you'll find everything you need while enjoying a relaxed lifestyle. Surrounded by the stunning beauty of the Manning Valley, this property presents a rare opportunity to embrace a peaceful lifestyle, all within 3.5 hours of Sydney. For more information or to express your interest, please contact Justin Atkins on 0417 955 176 or Cameron Tate on 0437 877 719



More About this Property

Property ID	1R3XF7G
Property Type	House
Land Area	9.3 hectare

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