



61 & 63 Dyballs Lane, Taree

Prime Riverfront Farmland - A Rare Offering in the Manning Valley

Expressions of interest are now being sought for this remarkable landholding at 'Taree Estate', proudly brought to you by the team at LJ Hooker Taree. This prime farmland located at 61 & 63 Dyballs Lane, featuring deep water frontage to the Manning River, spans approximately 29.973 Ha (74 acres). With the option to purchase the adjoining property located at 295 Edinburgh Drive Taree (9.308 Ha) providing the opportunity to secure a total of 39.28 hectares (97 acres).

Held by the same family for generations, these properties carry a rich history and long-standing ties to the land. Opportunities to acquire farmland of this nature are rare and highly sought after when they do arise. The fertile land provides an excellent setup for farming or livestock operations. The acreage includes a disused milking shed, machinery shedding and a total of four dwellings, all surrounded by lush countryside. 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.

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FOR SALE

Price Guide \$1,700,000

VIEW

By Appointment

AGENTS

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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.

One of the standout features of this property is its expansive river frontage, providing an ideal setting for boating and fishing. With easy, direct access to the river, endless opportunities for recreation await. Picture starting each day with tranquil views of your farm and the beautiful Manning River, all while enjoying the privacy that this exceptional property offers.

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.

Also available for purchase adjoining property 295 Edinburgh Drive - 9.308 Ha

A dwelling is situated closest to the main road, with direct frontage onto Edinburgh Drive. This original condition cottage is complemented by a large machinery shed located behind it.

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. Nestled along the picturesque Manning River and 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 DETAILS

Property ID	1R38F7G
Property Type	House
Land Area	29.97 hectare

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