



2149 Macleay Valley Way, Clybucca

## AS SCARCE AS HENS TEETH

Perfectly positioned only 15 minutes from the beaches of South West Rocks, a similar distance from the convenience shopping of Kempsey and half way between Sydney and Brisbane.

Approximately 40 Hectares or just under 100 acres, it is unusual to be able to find the quality of the Macleay River Flood plain with the refuge of a flood free hill and a very strong carrying capacity.

For those with short memories, there will be another flood, we can't predict when but we can guarantee you that it will happen. For those effected by floods then this block is like winning the lottery, grass and dry feet. Even in a dry time this is an exceptional property.

The property enjoys a dwelling entitlement, has 2 frontages and direct access to Clybucca Creek.

For anyone looking for a lifestyle change, Clybucca is close enough to live in town and still enjoy your rural pursuits.



LAND 40 ha

**FOR SALE**  
CONTACT THE AGENT

### AGENTS

Ken Tassell  
0412 350 286  
kentassell.swr@ljhooker.com.au

### AGENCY

LJ Hooker South West Rocks  
(02) 6566 6313

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.



## MORE DETAILS

Property ID                BS2F7A  
Property Type            Livestock  
Land Area                40 ha

**Ken Tassell 0412 350 286**

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**LJ Hooker South West Rocks (02) 6566 6313**

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