



## Krambach, 78 Patersons Lane

### KRAMBACH RARITY

There are some times when a rare opportunity presents itself to the real estate market. This large property is one such opportunity.

After many years in the ownership of the same family, this property is now on the market. Offered as separate titles, this 200 hundred acres approx. is adjacent to the historic township of Krambach.

The two properties comprise of 40.7 hectares and 40 hectares.

The village of Krambach has a super-friendly pub, lovely welcoming café and a great community along with a rural primary school with a warm community for kids to grow up in. The properties are extremely well-situated to the national highway (M1); approximately 12 minutes from Krambach to the business centre of Nabcac.



LAND 80.70 ha

#### For Sale

Per block \$950,000

#### Contact

**Steve Atkins**

0488 788 169

[steve.atkins@ljhforster.com.au](mailto:steve.atkins@ljhforster.com.au)



**Disclaimer:** 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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The properties are close to Barrington National Park and the hinterland township of Gloucester with cafes and amazing natural wonders, whilst being only a comfortable drive to Forster Tuncurry and beaches and the pristine great lakes system. The area is extremely well-situated to take advantage of both coastal and hinterland living.

The properties boast exceptional district views of rolling green pastures and craggy mountains to the north and north west. The views are ever-changing and stunning all year round.

Both lots have sub-division possibilities in the future with proposed rezoning due to be enacted shortly. (STCA\*).

The properties also have extensive history attached:

Lot 2 was the infamous "Royal Krambach" golf course. It boasted a nine-hole course and was a favourite of many locals and visitors alike. Many charities were held to support local and national causes. All the greens and tees are still very much evident today and could be resurrected by an avid golfer for their private golf course.

Lot 3 was the historic "Krambach Racecourse" and was also a major regional feature in years gone by, attracting many a punter to this country track. The race track had a rich history dating back to 1882 and held a regular Christmas race meeting.

Both lots have excellent access from all-weather roads and access to services for future building projects.

There are dams on the property and fencing to the boundary of the total land. The property is predominantly cleared with some standing old growth paddock trees.

A bit of vision and some commitment will yield someone an extraordinary outcome into the future.

Contact Steve Attkins on 0488 788 169 for an appointment.

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## More About this Property

Property ID	1EC3F5Y
Property Type	Livestock
Land Area	80.7 ha

**Steve Attkins 0488 788 169**  
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