

115 Herivels Road, Wootton

HIGHLY DESIRABLE LIFESTYLE - GREAT LAKES PADDOCKS

This truly unique 116 acre rural property offers a pristine location and natural beauty with substantial infrastructure that can be adapted to a multitude of purposes. Capitalise and expand the existing going concern or utilise for other entrepreneurial pursuits.

Key features:

- Well established regional destination;
- Retail facility;
- Venue/bar space seating up to 100 (140 sqm approx.);
- Back Paddock - stunning outdoor event space (capacity 500);
- Performance stage;
- 1 x 3 bay shed - 2 x open bays, 1 x enclosed bay (200sqm approx);
- 1 x production shed (200 sqm approx);
- 10 kw solar with battery;
- 116 acres of fully-fenced, productive land (can be used for agistment income);
- Convenience to Pacific Highway (M1) with highway signage;
- Water security;

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.



LAND 116 acre

FOR SALE
\$3,250,000

AGENTS

Steve Atkins
0488 788 169
steve.atkins@ljhforster.com.au

AGENCY

LJ Hooker Forster | Tuncurry
(02) 6591 6400



- 2.5 hours north of Sydney (2 hours with Hexham bypass completion in 2026);
- 1.5 hour to Port Macquarie and Newcastle airports;
- Half an hour to Seal Rocks and Pacific Palms beaches;
- Comfortable four bedroom manager's home;
- Historical original cottage (circa 1905) (potential for rejuvenation for additional income).

Located in Wootton, a short drive off the M1, the property provides a combination of a semi-rural lifestyle with income opportunities a short drive to a coastline of pristine beaches and adjoining waterways.

Infrastructure and property improvements:

Substantial multi-purpose shedding.

- 1 x 3 bay colorbond shed with 2 open bays (suitable for machinery) and 1 fully enclosed lockable bay;
- 1 x substantial production colorbond shed with adjoining retail/bar space, wet area and bathroom facilities, 19.5 kw solar system;
- The retail/ bar is a mezzanine space within the production shed with viewing windows into the production area below;
- Function facility housing a kitchen, bar and storage area adjoining approx. 140sqm undercover space seating up to 100.

Stunning outdoor event space surrounded by soaring gums creating an awesome vibe for music events, weddings and a variety of other experiences.

A comfortable four bedroom manager's home.

- 100,000 litre concrete water tank plus 3 x 22,000 litre tanks;
- 10 fenced paddocks;
- Four substantial dams;
- Guest parking;
- Truck/bus access;
- Restrooms.

The current business:

On a daily basis, the business offers tastings and sales of wine and artisan cheeses. Passing traffic, holiday-makers and locals spend time sampling, relaxing and enjoying the rural vibe of the property with many being repeat customers.

Throughout the year regular live music events are hosted in the 'Back Paddock'; a stunning natural amphitheatre, attracting between 100 to 500 people.

The 'Back Paddock' venue is also used for other events such as weddings, fundraisers, family gatherings etc.

The business and facility is primed for entrepreneurs to maximise the opportunity to expand and elevate the existing offering.

Please contact Steve Attkins on 0488 788 169 for your private viewing. Agent declares interest.

Disclaimer: All information contained herein is gathered from relevant third party 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 1EQVF5Y
Property Type Lifestyle
Land Area 116 acre
Including Study
Air Conditioning
Fire Place
Balcony
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Workshop
Built-in-Robes
Fully Fenced
Liveability

Steve Atkins 0488 788 169

Principal | steve.atkins@ljhforster.com.au

LJ Hooker Forster | Tuncurry (02) 6591 6400

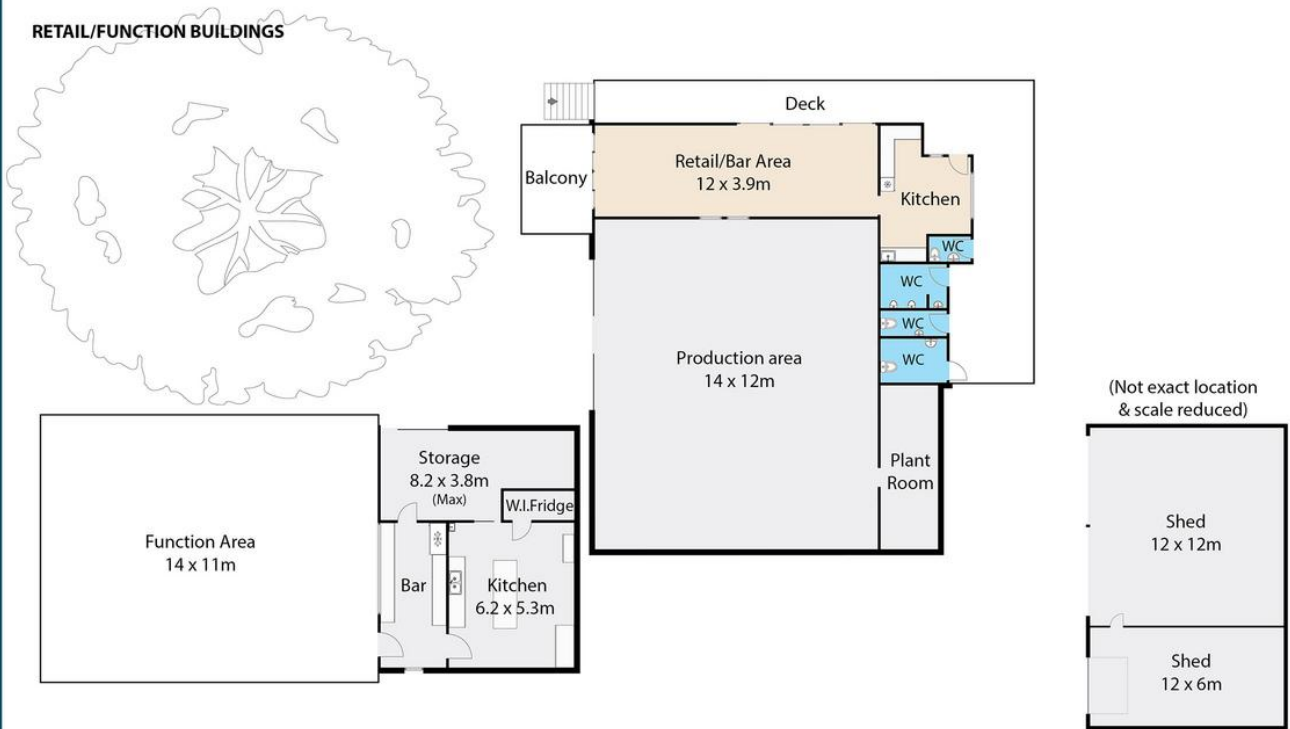
3/41 Kularoo Drive, FORSTER NSW 2428

forster.ljhooker.com.au | realestate@ljhforster.com.au



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.

RETAIL/FUNCTION BUILDINGS



**115 Herivels Rd,
Wootton NSW 2423**



Plans and dimensions are made as accurately as possible, however these are to be used as a guide and slight variations may be possible.