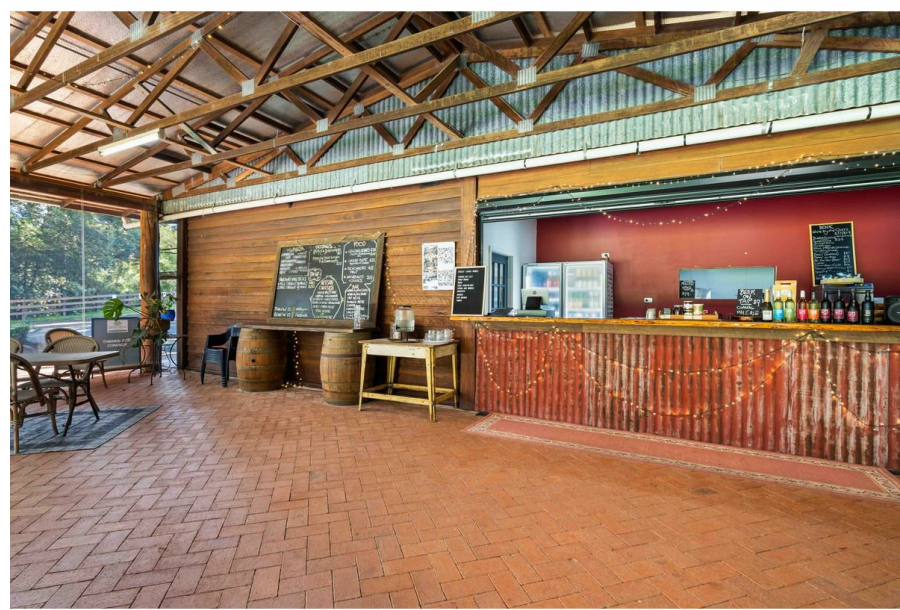


115 Herivels Rd, Wootton, NSW 2423

\$2,795,000

Lifestyle



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.

Open for Inspection

By Appointment.

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;
- * 2.5 hours north of Sydney (2 hours with Hexham bypass completion in 2026);
- * 1 - 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:

Listed By

Steve Atkins

Mobile: 0488 788 169

