

244 Riverbank Rd, Lower Southgate, NSW 2460

Sold - 20/04/2012

Other



## Island living on the Clarence River.

Hielaman Island is a very unique part of the Clarence River and a rare piece of real estate not often seen on the open market. The Island is one of around 100 Islands between Grafton and Yamba and is a good example of a medium sized Island (15.05 ha or 37 acres) allowing privacy, good access via the main land and a location only 35 - 40 minutes from the coast of Yamba with town water and power connected.

### Open for Inspection

By Appointment.

Over the years the Island has been used for many agricultural pursuits, from cane cultivation to fresh market vegetables which is partly its current use. On the south western end of the property, the current owner has maintained a rainforest/native garden area to enforce its diversity away from farming, this allows wildlife and nature to co exist which is the owners intentions.

The access to the property is very well established. Included in the sale are 3 different modes of transport ranging from a aluminium tinny with electric motor, a medium size barge and a large aluminium barge with stainless steel pulley system which has the ability to transport large machinery such as tractors and cars. All machinery and transport is included (walk in walk out).

Hielaman Island has an existing dwelling on it at present. Whilst the home has been in use many years ago, currently its use would only accommodate storage and general use, with a little TLC it could make a great workers cottage while building you new home. There would need to be rejuvenation to bring this home back to its original condition. On the Southern side of the Island, a flood free mound has been created to allow a home to be built. This location would be the ideal spot on the property as it offers 360 degree views, both up and down the Clarence River. The huge factor that might be overlooked is that town water and power are connected and running on the Island. This presents a huge benefit and cost saving exercise for the future.

If the Island lifestyle is appealing then maybe it's time to come and view a rare piece of the Clarence River, you might be surprised with what's on offer!

### Listed By

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