Harcourts The Rocks
15 Livingstone Street,
South West Rocks NSW 2431

297 Eight Mile Rd, Wittitrin, NSW 2440 **Sold - 22/10/2025**

Other 2 1















Tightly Held Rural Escape With Character Home, Sheds & Stunn

Welcome to Punchbowl, a tightly held rural property offering peace, privacy, and endless potential in the heart of the Wittitrin Valley. Elevated and private, this unique holding is perfect for those seeking a country lifestyle surrounded by nature.

Open for Inspection

By Appointment.

This character-filled residence is full of rustic charm and ready for its next chapter. The open-plan living space is bathed in natural light, with large windows capturing the sweeping valley views. A wood fireplace keeps the home warm through winter, while the wraparound veranda is ideal for taking in the fresh country air.

Exposed timber beams and high ceilings add to the home's personality, and with a bit of imagination, this property could easily be transformed into a stylish country retreat. The bathroom features a tiled shower, vanity, and space for laundry appliances – functional and ready for your updates.

Outdoor Features;

• Expansive veranda and timber deck overlooking the valley – perfect for morning coffee or evening sunsets.

• Large rainwater tanks supporting off-grid living.

• Multiple sheds for storage, workshop, or hobby space.

• Plenty of cleared space for animals, gardens, or future projects.

• Surrounded by native bushland with regular visits from wildlife.

Tightly held properties like Punchbowl rarely come to market. Just a short drive from Kempsey, this property offers the perfect balance of seclusion and convenience. Whether you're seeking a peaceful permanent home, a weekend escape, or a project with potential, Punchbowl is a rare opportunity to secure your piece of the Wittitrin Valley.

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Listing Number: 3501789

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.