




610 Wootton Way, Bulahdelah, NSW 2423

Sold - 7/02/2017

Rural Farm 10+  10+  5 



## REF 164 ~ FOREST LODGE FREEHOLD RESORT on 69 HA (170ac)

REDUCED.....A unique lifestyle opportunity on 179 acres—"Forest Lodge" has been offering farm style holidays for 25 years, attracting o/seas and local visitors to its all seasons facilities. Surrounded by forests and Nat Park the multi use property has been used for trailbikes, horse riding, bush walkers, B&B, and the occasional wedding, offering a very private and secluded acreage on a sealed road within 10 minutes of Bulahdelah.

The land is undulating with approx 40% cleared pasture -the substantial brick and tile residence featuring 8 family size bedrooms with ensuites, 2 owners quarters bdr and bathroom, huge living area and newly remodelled kitchen, office, pool, stables, and 9Mx18M high top mach shed with septic system and 2 roller doors.

The current owners have ceased the farmstay/B&B operations, and it is reluctantly time to move on - offering huge potential for alternative tourist related businesses.

OWNERS WORDS: " This property of approx 170 acres, has been a joy to live on, and has brought happiness and tranquility to many guests over the years. I ran it as a farmstay with horseriding plus trailbike groups, but now I must move on to activities more appropriate for my age. Forest Lodge offers beauty and a wonderful setting but needs order and organising for a better future - either as a business lifestyle or a private farm.

### Open for Inspection

By Appointment.

### Property Features

- Forest & Nat Park boundary - horseriding.
- 45% pasture, bal eucalypt forest - creeks
- 8 bdr with ensuite bathrooms & owners quarters
- Modern kitchen, large living area.
- Horse stables, 9Mx18M 4 bay mach shed
- Privacy, seclusion, sealed road access.

### Listed By

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