

## Lot 4 Pitchfork Pl, Coomba Park, NSW 2428

Sold - 17/05/2012

Lifestyle



## Waterfront Acres - Package Deal

Waterfront Acres - Coomba Park - Package deal

Are you looking for a couple of acres on which to build a holiday or retirement home over the next year or two?

This property is 100 acres and two acres provide an elevated home site adjacent to Shallow Bay (off Wallis Lake) whilst the remaining 98 acres are wetlands. It is not suitable for grazing stock or any other primary production purpose but provides a natural environment and privacy and is ideal for anyone wanting to have their runabout within 30m of the home site.

It is less than a 3 hour drive from the north side of Sydney and only the last 4km is all weather gravel road and is 20 minutes by boat to Forster/Tuncurry.

The vendor is seeking (and is discounting the sale price) for a buyer willing to leaseback the shed (currently under construction) on the property for 5 years for use as storage and a "home base" whilst the vendor spends some time each year travelling around Oz!

Also, the vendor is a fully licensed builder (licence No.17224) of 35 years experience and would be willing to construct a dwelling under contract or to assist an owner builder from planning through to completion or any part thereof.

Some vendor finance is available (subject to mutually agreed T & Cs). Sale, leaseback of shed &/or any building work all subject to legal agreements, etc.

This property is not available for purchase without the 5 year leaseback of the shed.

Inspections by appointment only

### Listed By

David Shaw  
Phone: (02) 6554 0188  
Mobile: 0427 355 153

### Open for Inspection

By Appointment.

### Property Features

- Easy-Care Acres - Absolute Waterfront
- Dream Home Site
- DA App. to build 3 B/R Split-Level Home
- Throw a line in from your new front yard
- Launch your tinny from your new front yard
- Peace & Privacy...Escape the City....

