



Affordable acreage with rural outlook



## Lot 5 Armstrong Road, Gulmarrad

**\$489,000**

It's all about convenience and lifestyle that this 1 acre block on the edge of Maclean offers. Shopping and the facilities of Maclean are a mere 4.5kms drive away. If the day suits, you can be at Brooms Head, Redcliff or Sandon River, within 15 minutes all being less than 30kms from the front gate of this block.

The considered estate layout ensures an excellent building site for your dream home. Tree studded, yet a blank canvas, enabling you the enjoyment of enhancing the landscape to suit your needs. Safe community where the children walk or ride the bike to the highly regarded Gulmarrad Primary school.

Whilst the block is flat it does have a very gentle slope from the front to the back. This is ideal for our annual rainfall conditions, giving the buyers confidence they have a well drained block for their future. Power is connected to the block and tank water is the best way for water supply. An extra addition for those ready to submit their development application and get building, a flat pad is already constructed ready to build a slab on ground home.

Just 5 klms to the vibrant service town of Maclean and importantly just 18 klms to the beautiful Beaches and National Park surrounding the unique village of Brooms Head, it truly is the best value rural residential property in Northern NSW near the beach.

table
Property ID:	L23492711
Property Type:	Land
Land Area:	4036.0 sqm

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Don't delay in taking the drive to see if this is where you want to live and put down your roots with this beautifully presented 1 acre block. You may just fall in love.