

**Lot 78 Larpent Ave, The Branch, NSW 2425**

**\$199,000**

Residential Land



**Riverfront Building Block**

This is a rare opportunity to purchase a level building block of 2428 square metres with salt water frontage which leads through Karuah right up to Nelson Bay . The block is mostly cleared and is very private. 30 minutes drive from Raymond Terrace, easily accessible in the family sedan and regularly maintained by Council. The block is not fenced but survey pegs in place, having access to the river provides great fishing and there is an abundance of mud crabs in the water ways. This block would be great to build your dream waterfront investment house or keep as a weekender for camping holidays etc, whilst the block does have a building entitlement, it should be noted that mains power is approximately 1 kilometre away. For directions or further information please call Ross on 0418415234.

**Open for Inspection**

By Appointment.

**Listed By**



Ross McIntosh  
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