

**100-132 High Street, Gunnedah, NSW 2380**



**Other For Sale**

Saturday, 15 June 2024

100-132 High Street, Gunnedah, NSW 2380

Area: 245 m2

Type: Other



Brad Patison  
0497111675

**\$950,000 - \$980,000**

Set against the stunning backdrop of Tambar Spring and conveniently located just 67 kilometers from Gunnedah, this picture-perfect property can be your weekend escape or forever home. With potential to generate income from biodiversity credits for the preservation of this stunning landscape, you can truly be a steward of nature. With a huge 606 acres of breathtaking peaks and verdant valleys offering endless possibilities for exploration and adventure with every sunrise painting the sky in hues of pink and gold; and every sunset bathing the landscape in a warm amber glow. Zoned RU1 Primary Production, fully fenced for privacy and security, it offers a blend of cleared and forested areas. The property has three water tanks, including a 14,000-liter and two 22,000-liter tanks powered by a solar pump and connected to town water. In addition, 70% of the roads are paved with road base, ensuring accessibility regardless of weather conditions. - A Biodiversity Stewardship Agreement has been completed and the assessment states that the site may generate up to 1224 Ecosystem Credits with an estimated value of \$4.8million. (Further investment required to finalise and register)- Includes architectural plans for proposed residence that sits atop a secluded mountain with a Development Application already submitted to local council- A bushfire hazard assessment report has been completed with extensive earthworks taking place on proposed dwelling site and road located on the northern side of the property. - Certificate issued for LMC11004 for Part 2 Division 2 (Invasive Native Species Moderate impact clearing of invasive native species) total areas of treatment 10.94ha - Certificate issued for LMC11003 for Part 3 Division 2 (Pasture Expansion Uniform thinning of Woody Vegetation total are of treatment 32ha - Potential to also submit assessment for Species CreditsAlso included in sale of property:- Security cameras with remote viewing- 20ft Shipping Container- Carport- Quad Bike Don't miss out on the rare opportunity to experience the boundless beauty and potential this property has to offer. Call Hennessy Real Estate today on 02 6742 3001