

**161 Vincents Road, Kurrajong, NSW 2758**



**Residential Land For Sale**

Wednesday, 18 October 2023

161 Vincents Road, Kurrajong, NSW 2758

Area: 14 m2

Type: Residential Land



Craig Donkin  
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## **Auction Guide \$2,399,000**

Explore a wealth of opportunities presented by this 35 acre parcel, blending lush agricultural land with tranquil creek frontage, and permeating with potential as a rural home site, subdivision development, or land banking investment. Perched atop a secluded, elevated ridgeline, the site unfolds an unparalleled canvas to conceptualise an idyllic country retreat, capturing striking regional views and with endless scope for rural pursuits. Alternatively, with two road frontages, the expansive lot is zoned for subdivision into three lots, each with capacity to create individual home sites (STCA). As an agricultural endeavour, the property flaunts its vibrant versatility through lush, accommodating pastures, ideal for horses, cattle, or the nurturing of valuable alpacas. Afforded by RU4 zoning, the land generously allows a wide array of pursuits, whether educational and community facilities, home-based childcare, home businesses, or recreational uses, among others (STCA). Merely moments from the charming Kurrajong Village, the property, while enveloped in the privacy of its bushland surrounds, assures abundant conveniences are within easy reach. A selection of local and private schools, the delightful township of North Richmond, and the serene Hawkesbury River collectively showcase a warmly inviting community, matching the premium parcel's offering. Features: - Versatile 35 acres with lush agricultural spaces and creek frontage - Potential dream home site or zoned subdividable into three individual parcels (STCA) - Dual road frontages, regional outlooks, and private setting - Flourishing pastures suitable for cattle, horses, alpacas, farming, and more - Strategic RU4 zoning accommodating a myriad of permitted uses (STCA) - Walking distance to shops and local cafes in the historic village of Kurrajong - Kuyper Christian School nearby, with many more in the area - 5 minute drive to North Richmond, easy access to Blue Mountains National Park Contact your friendly Cutcliffe agent today for more information.