

201 Mount Coxcomb Road, Upper Lansdowne, NSW 2430



Residential Land For Sale

Thursday, 16 November 2023

201 Mount Coxcomb Road, Upper Lansdowne, NSW 2430

Area: 16 m2

Type: Residential Land



Jenny Magill
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\$350,000

Tucked away amidst the breathtaking Upper Lansdowne escarpment lies a rare opportunity for the prospective owner to build their ideal home (subject to council approval). Immerse yourself in nature's beauty with this remarkable vacant rural block spanning an impressive 16.2 hectares (approx. 42 acres). Imagine waking up to breathtaking views of the Upper Lansdowne mountains every morning. The property boasts a cleared house pad, with existing power, an established dam, and an inground swimming pool, offering a peace and quiet and natural charm. This land offers the best of seclusion and ecological coexistence. It's not just a property; it's a canvas awaiting your personal touch—a rural haven bringing your ecological living dreams to reality. Adjoining Mount Coxcomb Nature Reserve, this property has a dedicated area named Wollumbin Wildlife Refuge area with a Biodiversity Stewardship Agreement in place, with the Biodiversity Conservation Trust (BCT). This agreement provides a safe environment for the habitats of various species, including Glossy Black Cockatoos, Grey-headed Flying-foxes, Koalas, and others. Notably, it serves as a protected sanctuary for threatened species such as Powerful Owls and Little Lorikeets. - Potential for your dream eco-home amidst the tranquillity of Mount Coxcomb's foothills. - Electricity available, established dam - Reduced council rates due to BCT agreement - Possibility to apply for funding with Biodiversity Stewardship Agreement - Build a home on the level site (subject to council approval) - Level house site is approx 600 metres from the front gate to the elevated position of the site. The front boundary is approx 30 metres wide with a driveway to the house site - Zoned RU1 and E2 (refer to Wildlife refuge map) Approx 1 hour from Port Macquarie and 30 minutes to Taree. Only 3.5 hours to Sydney - what a perfect weekender. Contact Jenny Magill for an information pack or arrange a private inspection. Site Values report and comprehensive Biodiversity Agreement details (including information about applying for funding) are available upon request. Property Details: Council Rates: \$400 p/a approx Land Size: 16.2ha DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters