

**9 Balmoral Road, Mount Victoria, NSW 2786**



**Residential Land For Sale**

Friday, 22 December 2023

9 Balmoral Road, Mount Victoria, NSW 2786

Area: 4407 m2

Type: Residential Land



Alan Gregory  
0418654779



Patricia Rogan  
0477513304

**\$190,000**

With hardly a neighbour in sight, but only 2 hours drive (approx) from Sydney and 1.5kms from Mt Victoria village, this block offers a unique combination of seclusion, accessibility and affordability. In close proximity to some of the best Blue Mountains World Heritage bush walks, popular rock climbing sites and the iconic Sunset Lookout. Backing onto a protected wilderness reserve, this patch of bushland paradise offers the promise of local kangaroos greeting you each morning along with a choir of birds hailing in the new dawn and cresting over your own sandstone outcrop. Features breakdown: • Beautiful bushland surrounds with Gumtrees, Waratahs, Banksias, Mountain Ash Trees & Orchids • Regular sightings of native Lyrebirds, Black Cockatoos, Bowerbirds & Crimson Rosellas • Large garden shed for camping gear storage • Second structure partially complete (intention to be a composting 'loo with a view') • Earthworks completed for a caravan or tiny house site • Zoned part E2 Environmental Conservation & part E4 Environmental Living • Land size of 4407m<sup>2</sup> approx; 40m frontage x 108m side boundary approx