

Cudgongviews Coricudgy Road, Kelgoola, NSW 2849



Sold Lifestyle

Friday, 6 October 2023

Cudgongviews Coricudgy Road, Kelgoola, NSW 2849

Area: 44 m2

Type: Lifestyle



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\$290,000

"Cudgegongviews" - Coricudgy Rd, Kelgoola NSW 110 Acres of Highly Sought After, Private & Secluded Hobby Farm for Recreation, Lifestyle and Grazing Nestled at the foot of the Great Dividing Range is an ideal walk up start comprising 110 Freehold acres of mixed-use farmland with spectacular and panoramic valley views. Cudgegongviews is the triple threat of hobby farms. It is bounded by the Coricudgy State Forest, the Cudgegong River and Coricudgy Road. The property is represented as Lot 47 in DP 755436 Now let's start with the location. The property is located near the end of Coricudgy Road, Kelgoola. The area known for its rich grazing history, National Parks, State Forests, Camping, 4WD, Hunting and Recreational Activities. The drive out to the property sets the scene perfectly. You leave town, drive past the neighbouring farmlands, wind your way through the spectacular rock formations of the national parks, past Dunns Swamp Campgrounds (Fishing/Boating) until the landscape opens up for your arrival at the property, only to be hidden again a short time later by the Wollemi National Parks and Coricudgy State Forests. From here, you are only: * 30 minutes (approx. 40km) to Rylstone/Kandos * 75 minutes to Mudgee * 3 ½ hrs to Sydney Here's just a little of what's on Offer: • Council Road Frontage providing Easy and Excellent Access for all Vehicles • Cudgegong River Frontage • Coricudgy State Forest Boundary • Fencing • Dam • A short distance to the vast network of trails and tracks of the Coricudgy State Forest • Wildlife • Mouth-watering and inspiring Views from elevated sites • Established internal tracks • The ideal location and access ensure's that the property is well positioned as a small holding for recreational and farming opportunities alike, with the new property owner being able to take full advantage of all the modern benefits of having small and larger regional towns nearby. Now what can you do with this land! The property is zoned RU1. You will be met with 110 acres of predominately flat and gentle sloped cleared mixed pasture and grasslands consisting of red basalt and sandy loam soils. A perfect property for your Lifestyle and Recreation, including Weekend Getaways, Camping, Grazing, Growing, Hunting a few pigs, 4WD's, Bushwalking, Motorbikes, Sleeping under the stars and just simply enjoying and getting lost in the aussie outdoors. This property represents a blank canvas, just awaiting the finishing touches of the new owner who think's outside the box. NOW has Never Been a Better Time to BUY WHAT YOU HAVE ALWAYS WANTED. This is an easy way to purchase your own exclusive rural holding. It is a property for You & Your Family to enjoy NOW & for years to come, whether it be as an investment, astute commercial purchase, landbanking/superannuation opportunity, or just a weekend getaway for your own lifestyle and recreation. A place for you and yours to escape busy life and simply enjoy yourself. Note: There is no dwelling entitlement on this lot and the property is suitable for farm buildings/Sheds STCA Zoning - RU1 - Mid Western Regional Council Rates are approximated at \$1500 per annum Properties like this simply don't come available very often and Recent Sales in the area are showing continuing Growth in DEMAND for properties such as this one. With the limited availability and the scope of opportunity, you will not be disappointed. "A property like this, simply sells itself." We are Inspecting this SATURDAY BY APPT Ring Matt NOW on 049 89 89 880 for further information & to Book Your inspection or email: matt@altiumproperty.com.au. Agent Interest