

**99 Quirkles Lane, Menangle, NSW, 2568**



**Land For Sale**

Thursday, 22 August 2024

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Type: Land

## Divide and Conquer

Create your own private sanctuary within this exclusive and secluded rural escape. This is a unique opportunity to purchase approximately 83 acres, 10 minutes to the suburbs of Camden and Campbelltown. There is also a potential development opportunity to sub-divide into six to eight individual blocks in the not-too-distant future.

At Navigation Valley you have space to roam, a quiet place to work, room to breathe and adventures all around!

This is a rare opportunity to build from the land up and create the home of your dreams a sanctuary where the real world isn't too far away.

This rural holding offers endless possibilities with 360-degree views through the undulating landscape, with native trees, wooded areas, four dams, as well as power and NBN available.

Navigation Valley is ideal for:

- ☑Hobby farming.
- ☑Lifestyle block for hiking, camping, or horse riding.
- ☑Trades person with a need for storing equipment or machines.
- ☑Those with the vision, there is the ability to create your own tourist accommodation.
- ☑Home based businesses such as childcare services.
- ☑Adding a vineyard or helipad.
- ☑Or those just wanting an escape from the city for the weekend.

\*All uses are permissible under council 10.7 planning instrument with approval.

All of this is perfectly located close to the boutique community of Menangle. Menangle is only 13km to the coffee culture of Camden's CBD; 16km to Macarthur train station, Macarthur Square and the University of Western Sydney; less than 8km to Club Menangle; and close to the new sub-division in Menangle Park ensuring that all amenities are close by, yet seclusion is still paramount.

EXCLUSIVE ON-SITE INSPECTIONS BY APPOINTMENT ONLY FROM MONDAY 28TH NOVEMBER. Please contact us to organise a suitable viewing day and time. Inspections are allocated on a first-in basis. Please note that access to the estate is restricted, as it is private property, and inspection is strictly by appointment only.

Don't miss this great opportunity, for an outstanding and prosperous lifestyle!

\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.