

**278 Timberlea Road, Mt Royal,, Singleton, NSW 2330**



**Lifestyle For Sale**

Wednesday, 19 June 2024

278 Timberlea Road, Mt Royal,, Singleton, NSW 2330

Area: 159 m2

Type: Lifestyle



Ross Wilkinson  
0265724055

**\$500,000**

A rare and highly sought after private lifestyle property which features breathtaking mountain and valley views. With a 159 hectares (393 acres)\* of natural rugged bushland and established timber plus regrowth, areas of rainforest, wonderful bird and animal life. The beauty and serenity of this property will not disappoint. With a large cleared and compacted site for future (dwelling / infrastructure/house/storage shed and or helipad). Featuring a large L-shaped, insulated colorbond shed with concrete slab and partial fit out which includes: a wood combustion heater, off-grid solar power system with 240v, 24v, 12v battery availability with 6 high performance solar panels. Other property inclusions are: • ASV Positrack Tracked Loader/Dozer • Firefighting trailer • Polaris ranger 4x4 570cc • CCTV camera system • Chainsaws, tools, cooking equipment & fire pit • Plus additional items Neighbouring Mt Royal National Park known for bushwalks and camping, this property is accessible via 4wd only tracks. Not completely off-grid, Starlink internet is available. 1 hour drive from Singleton. 30 minute drive from Lake St Clair.\* Lot 69, DP752482.