

Lot 3 Norman Lee Road, Hampton, NSW 2790



Sold Mixed Farming

Saturday, 12 August 2023

Lot 3 Norman Lee Road, Hampton, NSW 2790

Bedrooms: 1

Parkings: 2

Area: 64 m2

Type: Mixed Farming



Sam Darcy

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Contact agent

This idyllic property situated in the sought-after Hampton high country, is a genuine rural retreat located within easy reach of the Blue Mountains and Sydney. • Approximately 159.9* acres of open undulating country that offers magnificent views of the surrounding rural countryside and beyond. • Just 8.2*km from Hampton Halfway Hotel, 30*km to Lithgow and 159*km to Sydneys CBD. • Secure fencing and shelter trees enable you to run some horses, sheep, or cattle. • A central laneway system links the 5 paddocks and makes stock handling a breeze. • Large steel cattleyard with a crush and loading ramp. • Dwelling entitlement, perfect for building your dream home or weekend getaway, with north facing building sites to take advantage of the charming views. • Backbone power available nearby allowing easy access to mains power, should you decide to build. • 8 x 14 metre lockable machinery shed with concrete floor and rain water tank. The shed features facilities that make it possible to utilize as a comfortable weekender. • A 3.9Kw* solar array plus 14.2kwh bank of Pylontech Lithium batteries covers electricity requirements for the shed. • A picnic shelter and table has been located in a position to take advantage of views of a nearby dam and stunning rural scenery. • High quality arable loam soils with improved pasture. • Water security is good with 6 dams, approximate rainfall of 800*mm per annum and a spring which feeds Off Flats Creek. • Situated at an altitude of between 1000*m and 1100*m ASL, the property enjoys a cooler climate and the occasional winter snowfall. • This special location offers so much to do from exploring The Blue Mountains, Jenolan Caves, Mayfield Garden the well-known Halfway House Hotel, or just down the road enjoy the state forest which is great for mushroom picking, fossicking, exploring or a leisurely walk or horse ride. Offering the perfect escape and a blank canvas for the weekender you have dreamed of. Opportunities to acquire a holding in this very tightly held district are rare, with properties of this size and landscape seldom coming to market. An inspection will not disappoint and is highly recommended. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.