

Lot 80 Commission Road, Howes Valley, NSW 2330



Residential Land For Sale

Saturday, 4 May 2024

Lot 80 Commission Road, Howes Valley, NSW 2330

Area: 30 m2

Type: Residential Land



Nathan Vincin
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Auction Guide \$300,000

Embraced by the majesty of Wollemi National Park's ancient forests, this approximately 75-acre bushland expanse offers an unparalleled off-grid experience a world away from modern life. Accessed by a rugged yet well-maintained, 4WD-accessible track, this secluded haven is framed by old ironbark and towering Sydney Blue Gums. The C3-zoned site would welcome a bespoke bushland retreat that captures the tranquillity of its native surroundings. Currently, a half-acre ridgetop clearing houses a unique campsite with essentials such as two water tanks, gas BBQs, an open fire, a pizza oven, and a wood-fired bush bath. Here, in the undulating landscape and amongst a verdant tree canopy, pure, unspoiled nature is your only company, hosting an encyclopaedia of wildlife, over 120 bird species, wallabies, and wallaroos to the meandering wombats and occasionally curious koalas. From west to east, the ridgelines offer scenic walking tracks, while the southern boundary hosts a semi-permanent creek and 2 acres of cleared land, with fertile soil ready to grow your own fruit trees and vegetable garden, adding to the property's natural bounty. Positioned only 200 kilometres from Sydney, and just 30 kilometres north-west from Howes Valley, the estate embodies the ethos that less is more - where WiFi is replaced by wildlife and entertainment comes in the form of the evening stars. However, if you want to be connected to the outside world you may consider using Starlink and set up a small solar system. If you indeed want to build your dream home or family retreat the zoning permits this (STCA). Features: - 75 Acres acres of private bushland surrounded by Wollemi National Park's timeless forests - 30 km northwest of Howes Valley, access via a 4WD-required track - C3-zoning suitable for a custom bush retreat - Established campsite featuring water tanks, gas BBQs, an open fire, and a bush bath - Home to diverse wildlife, including birds, wallabies, wombats, and koalas - Scenic walking paths amongst Sydney Blue Gums stretch across elevated ridgelines - Southern perimeter boasts a semi-permanent creek, two cleared acres, and fertile lands - Genuine off-grid lifestyle opportunity, only 200 km from Sydney LOCAL AUTHORITY - Singleton Council The agent will be showing this property via group inspection. If you intend to inspect the property, you must register by Friday afternoon the 24th of May, or the agent will not be in attendance. Please email, SMS or phone beforehand to confirm your attendance. Please look at Google Maps the night before to ensure you have plenty of time to get to the meeting point which is the junction of Putty and Commission Road Howes Valley. Allow an extra 30 minutes for any unexpected delays. The agent will wait at the meeting point for 15 minutes and then head straight to the property. It will take approximately 55 minutes to reach the property and 1 hour to show the property. Please note you will need a 4WD to access this property, please ensure you have a full tank of fuel, and wear enclosed shoes and long pants. Council Rates: \$93.00 per quarter