

Lot Moonpar Road, Moonpar, NSW 2453

Lifestyle For Sale

Thursday, 6 June 2024

Lot Moonpar Road, Moonpar, NSW 2453

Area: 192 m2

Type: Lifestyle



Brett Weick Weick
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\$1,500,000

'Moonmerri' is a slice of paradise that will appeal to a wide range of clients. Surrounded by the gorgeous Nymboi-Binderay National Park, State Forest and large holdings on the picturesque Dorrigo Plateau, this stunningly private retreat slopes gently towards the sun. It comprises slightly undulating red basalt soil running down to Grey Shale - a total of 192.6 ha – 476 ac.About 100 ha – 250 acres - is arable, and has been used for Dairying, Cropping and Beef Cattle production, and the steeper gullies are filled with undisturbed old-growth rainforest.In 1995 a joint venture agreement was signed with the NSW State Forests to plant 76.7 ha of Eucalyptus Dunnii-Flooded Gum, 8.6 ha of Eucalyptus Saligna-Blue Gum and 7.6 ha of Eucalyptus Levo Pionea – Silvertop Stringy Bark - making a total plantation of 84,000 fast growing hardwood trees.The rich basalt plain is evidence of an old lava flow and drops steeply to the gorgeous Blicks River and denser rainforest on the Moonmerri Creek boundary.State Forests regularly slash the many access trails throughout the plantation. These are ideal for horse trails, bike riding and leisurely exploration. There is a permanent spring and beautiful views across the forest and gorges from the large open area around the old house site. There are also overgrown cattle yards, a loading ramp and even a helipad! Take time to lie in the sun here and listen to the birdsong and wind in the treetops while you make plans for the future.The property is only a 10-minute drive from the ever-popular Platypus Flats Camping Ground on the Nymboida River, with its beautiful swimming holes and picnic area.The Dorrigo Plateau is in the midst of a sensational and major expansion of the Dorrigo National Park. This will provide flexible spaces for a variety of events and be a major drawcard for the North Coast and the spectacular Dorrigo Mountain.The \$54m development is due to be completed in 2026, and the new Arc Rainforest Centre will feature an unmissable elevated walkway overlooking the World Heritage rainforest.The visitor centre will be a unique starting point for the stunning new multi-day walk along the escarpment edge through Gondwana World Heritage rainforests, with hut and camping accommodation provided. The proposed Dorrigo Escarpment Great Walk will traverse Dorrigo and Bindarri National Parks along the rugged escarpment, passing teeming waterfalls, giant old-growth trees and wild rivers as it heads down towards the coast. It will include new viewpoints, several suspension bridges and 46 km of walking track. More than half will follow existing historic tracks and trails.To provide enhanced access and affordability, accommodation will include a communal cooking shelter, hiker bunk huts, tent platforms and toilets.Here is a ground-floor opportunity to purchase a property with a multitude of options. Leave the plantation as it is and build your own new home in this stunning private oasis. Convert some of the land back to farming or build some cabins for accommodation to cash in on future tourismgrowth of Dorrigo.Moonmerri is a bit over 9 km from Tyringham Road and a 30-minute drive from Dorrigo. An hour and you're in the eclectic township of Bellingen and equidistance to Coffs Harbour and Armidale - 1 hour and 30 mins.Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.