

"Steamer & Pit" via Coaldale Road, Punchbowl, NSW

2460

Sold Lifestyle

Friday, 24 May 2024

"Steamer & Pit" via Coaldale Road, Punchbowl, NSW 2460

Area: 206 m2

Type: Lifestyle



Patrick Allen

\$500,000

Take in the natural beauty and get away from the modern world on this productive grazing block at Punchbowl. Featuring "Steamer Rock" a striking rock formation jutting out from the top of the ridge, the property has views up and down the Coaldale and Punchbowl valleys. Follow the contour down to the valley floor to a long frontage with Punchbowl Creek which delivers permanent fresh water for stock and domestic use. The property has a carrying capacity of 75 dry cattle (or equivalent) and has steel loading yards on the eastern edge, with a set of timber yards alongside the Creek. The property is steep to undulating and would also make an excellent adventure block. Hardwood timber species are varied and include Grey gum, Yellow Stringy, Ironbark, Tallow wood and Spotted Gum. Access is via crown road or right of carriage-way via Coaldale Road. This means the property does not automatically qualify for a building entitlement and road upgrades would likely be required to have a council approved dwelling on the land. Please watch the video to get a good overview of the block and then call our office on (02) 6643 4411 to book your inspection. Lot & DP info: 69,80//DP751364 Size: 206.59 HA (510.28 acres) Improvements: Steel cattle yards, Timber cattle yards.