



323 Forest Road, KULNURA, NSW 2250

"Kalamunda" – A Rural Haven with Untapped Equine & Lifestyle Potential

Perched high on a ridgetop in the Central Coast hinterland, Kalamunda is a rare 67-acre holding that blends fertile pastures, pristine native bushland, and a horticultural legacy. With its elevated position, the property enjoys the ultimate safeguard of flood-free land, making it an exceptional blank canvas for equine enthusiasts, regenerative farmers, or those seeking a private lifestyle retreat within easy reach of Sydney.

Key Features & Highlights:

- 67 Acres of Versatility â## 55 acres of gently undulating pastures plus 12 acres of untouched eucalypt forest with manuka and hardwoods.
- Equine Potential â## High, dry country perfect for equine infrastructure development, with expansive open pastures awaiting purpose-built stables, arenas, and fencing.
- Established Horticultural Haven â## Over 2,000 chemical free fruit and nut

TYPE: For Sale

INTERNET ID: 130P0086

SALE DETAILS

New to Market

CONTACT DETAILS

Elders Real Estate Coast and Country

133 Yarramalong Road
Wyong Creek, NSW
0417 400 556

Shaun Coffey
0417 400 556

trees including avocados, citrus, figs, loquats, guavas, feijoas, pomegranates and more.

- Abundant Water Security â## Two spring-fed dams, a bore, a 20m natural waterfall, and extensive rainwater storage (180,000L Pioneer tank at shed + 40,000L at homestead, and 2,000L at cottage).
- Productive Soils â## rich red and grey sandy loams (soil test results available on request).

Existing Infrastructure:

- Main 3-bedroom weatherboard cottage plus separate 2-bedroom workers' cottage.
- Large steel-framed 333m² Colorbond packing shed with 3-phase power and 10kW solar system.
- Additional 275m² of machinery sheds
- 11m x 4m freshwater mineral ion swimming pool.

Location & Lifestyle:

- Adjoins Ourimbah State Forest & Jilliby State Conservation Area â## endless riding and walking trails at your doorstep.
- Accessible Escape â## Just 20 minutes to the M1, 45 minutes to Wahroonga on Sydney's Upper North Shore, and minutes to Yarramalong Valley's renowned lifestyle offerings.
- Peace & Privacy â## Elevated setting with breathtaking views and tranquil surrounds, yet close to major hubs.

The Opportunity:

Kalamunda is more than a property â## it's a foundation for your vision.

Whether you're dreaming of:

- An equestrian estate with world-class facilities,
- A regenerative farming enterprise harnessing fertile soils and abundant water, or
- A lifestyle sanctuary away from the city, this property is ready to be shaped into something extraordinary.

Opportunities of this scale and versatility are seldom offered in the Central

Coast hinterland. For more information or to arrange a private inspection, contact Shaun Coffey on 0417 400 556.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise Elders Coast and Country, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

Other features: 3 Phase Power

- Land Area 27.11 hectares
- Bedrooms: 5
- Bathrooms: 2
- 4 car carport







323 FOREST ROAD, KULNURA

Scale in Metres

5 Beds 2 Baths 4 Cars

All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

Internal Area: 762m²
External Area: 453m²

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