



Lot 52 Glen Chee Road, KANIMBLA, NSW 2790

Breathtaking in all Respects

59.89 hectares, 148.00 acres

This magnificent parcel of land has been in the same ownership since 1949, when one of the current owners' grandfather purchased it as part of a much larger farm. The block carries entitlement to build a house, has mains power, with a transformer installed and superb views of the western escarpment of the Blue Mountains. Perched at the southern end of the Kanimbla Valley, "Gibraltar" is approximately $\frac{1}{2}$ hour's drive from Little Hartley and 2 hours from Parramatta and only minutes from the beautiful Coxs River. The property has a large, well-constructed dam and is benefitted with a reliable spring. An excellent set of steel cattle yards, with crush and concrete race has been erected in a well-located position, with sound truck access. While the block would make an ideal weekender, it is productive enough to provide an income from livestock. An all-weather, gravel road provides access to the elevated, cleared area revealing many potential house-sites, close to power, water and expansive views.

Some of the many features include:

- 59.89* ha (148* acres approx.)
- A wide variety of house sites, overlooking the dam, with expansive views to the Hydro

TYPE: For Sale

INTERNET ID: L35229145

SALE DETAILS

\$1,950,000

CONTACT DETAILS

Elders Emms Mooney
152 William Street
Bathurst, NSW
02 6331 0744

Peter Crampton
0409132269

Majestic Resort

- Steel cattle yards, with crush and loading ramp
- Mains power, with transformer installed
- Reliable spring, offering secure water, once tapped
- Minutes from Coxs River, with excellent fishing
- Gibraltar Rocks sit proudly to the southwest
- Easy access to Six Foot Track, Mini Mini Range and Kanangra-Boyd National Park

This property offers a rare opportunity to buy a block with a mix of good grazing land, beautiful old trees, balanced with some steeper heavily timbered country, teaming with wildlife. Located at the southern end of the picturesque Kanimbla Valley, above the Coxs River, which flows gently below. "Gibraltar" will not disappoint so call Peter or Matt today to arrange an inspection.

**** 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

- Land Area 59.893475 hectares





