



59 Curricabark Road, Dewitt via, GLOUCESTER, NSW 2422

Woko Adventure

530.29 hectares, 1,310.35 acres

1,310 acres adjoining Woko National Park

Rising from 150m at Curricabark Road up to a staggering 800 metres, this stunning private wilderness at Dewitt extends over 1,310 acres, adjoining Woko National Park.

Located just 42kms north-west of Gloucester, the property offers solitude, beautiful mountain scenery and extraordinary adventure potential. The land includes fertile hilly grazing country and creek flats, rising to towering native blue gum forests. Well maintained trails traverse the property, including Mount Myra Trail & Giro Trail, providing access throughout the holding and previously used for biking pursuits. Raspberry Creek, Dewitt Creek and Boombit Creek flow through the property. This is a vast landholding with much to explore, plus a great opportunity to complete existing infrastructure to your own standard, all in an easily accessible location, just 11kms beyond the bitumen.

Infrastructure on-site includes a modern shed with enormous alfresco area, 1 bedroom,

TYPE: For Sale

INTERNET ID: L40044512

SALE DETAILS

New Listing - Guiding
\$1.3m

CONTACT DETAILS

Elders Real Estate
Gloucester

54 Church Street
Gloucester, NSW
02 6558 1507

John Booth
0417230236

kitchenette, 2 lavatories and a bathroom project needing finishing touches. A secondary facility comprises 2 storage containers with a roofed central bay for vehicle storage. The main shed has 1 x 22.5kl water tank, and 2 x 13.5kl water tanks = total 49.5 kilolitres.

The property is home to a vast range of native flora & fauna and has exposure to feral animals including wild pigs, dogs/dingoes & kangaroo.

Features include:-

- Approx. 1,310 acres adjoining Woko National Park.
- Approx. 1.6km frontage to Dewitt Creek along Curricabark Road.
- Also traversed by Raspberry & Boombit Creeks, plus several smaller seasonal creeks.
- Predominantly zoned C3 Environmental Management with part of Lot 67 zoned RU1 Primary Production.
- A Private Native Forestry Plan remains valid until 20 September 2033.
- Parts of Mount Myra Trail & Giro Trail pass through the property, plus fire trails & former logging trails.
- The property receives income from Telstra for access to Mount Myra.
- Includes Blue Gum and many other species.
- Approx. 40ha (100ac) cleared and suitable for grazing by Curricabark Road.
- The balance comprises private bushland and forested ridges with the higher areas affording spectacular views.
- A variety of native flora & fauna, plus feral pigs, dogs/dingoes & kangaroos can be found on site.
- The property has been used for general grazing in the past and currently supports a small number of cows.
- Modern insulated steel shed (approx. 16m x 8m) with enormous alfresco area, 1 fully lined bedroom, kitchenette, 2 lavatories and a bathroom project needing the finishing touches. The alfresco area has TV and slow combustion fireplace. Building approval has not been sought.
- 49.5kl water tanks.
- Off-grid solar system.
- Approx. 42kms from Gloucester, accessible via Thunderbolts Way and Curricabark Road. Only 11kms of well maintained unsealed road to reach the property.
- Held over 7 lots:-
 - Lot 61/DP753688 is approx. 127.4ha (315ac)
 - Lot 41/DP753694 is approx. 68.8ha (170ac)
 - Lot 42/DP753694 is approx. 98.74ha (244ac)
 - Lot 58/DP753694 is approx. 23.98ha (59ac)
 - Lot 59/DP753694 is approx. 16.29ha (40ac)

Lot 67/DP753694 is approx. 33.18ha (82ac)

Lot 68/DP753694 is approx. 161.9ha (400ac)

Total 530.29ha or 1,310ac approx.

A truly rare opportunity to secure a vast wilderness retreat. Enjoy unlimited wilderness escapes or recreational hunting with potential for income from timber-getting via a renewed PNF Plan. Purchasers may have an opportunity to also acquire plant & machinery by separate negotiation, including 5.5 ton excavator + attachments, zero turn mower & side-by-side.

For further details, contact John Booth 0417 230 236 at Elders R&R Property Group Gloucester. Inspections will be prior arrangement, subject to signed waiver only.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 530.29 hectares
- Bedrooms: 1

TITLE/POSSESSION

Rates 2345 per annum

HOMESTEAD

Bedrooms 1

Bathrooms 0





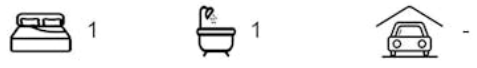






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Internal Floor Area: 116m²
Land Area: 1309ac



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.