

100 High St, Tambar Springs, NSW 2381

\$649,000

Lifestyle



## "Tambar Ridge" - Nature's Retreat - A Bushwalking & Mountain

- A lifestyle property that is a true "Bush Retreat" of mainly untouched bushland but still only a few minutes from the local village and the "iconic Tambar pub". There are endless possibilities for bushwalking, bush camping, mountain biking and even rock climbing.
- Add in the Biodiversity potential as a possible future benefit.
- A preliminary investigation has been undertaken regarding the property's Biodiversity Status, with consultants engaged to assess the property as a Biodiversity Stewardship Site. The initial report is promising and there is potential, with further work, for an income stream from Ecosystem Credits
- 245 Ha (605 Ac. approx.) in area, with scenic views of the Liverpool Plains, situated on the western edge of the Tambar Springs village.
- Current owners have completed extensive earthworks to produce an elevated building pad with breathtaking views across the plains and a development application has been initiated with the local council for a three-bedroom dwelling.
- Water is accessed from the village water supply, flowing into a holding tank (22.5KL poly-tank) which is then pumped via a solar-powered transfer pump to a header tank (22.5KL poly-tank) at the elevated building site.
- A fencing program has started with an initial, all-steel, and hinge-joint laneway and sub-division fence.
- In addition, with the aim of increasing the property's production capabilities, Local Land Services have produced a Vegetation Management Plan for the lower slopes.
- All of this work has the aim of creating a sustainable & accessible bush retreat for the discerning nature lover!

**Open for Inspection**

By Appointment.

Vendors are motivated to sell - Price \$649,000

If you are looking for a bushland retreat - book an inspection today.

**Listed By**

Sam Leys

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