

Lot 52, 91 Peach Tree Rd, Megalong Valley, NSW 2785

\$1,950,000

Lifestyle



## "Mount Sandy" - 40.09 Ha (99.06 Acres)

A rare opportunity to acquire a strategic one-off land holding with views to both Megalong and Kanimbla Valleys with part of the title traversing "The Saddle" ridgeline.

A tight knit rural community with outstanding supporting values and significant exclusive rural homesteads, renovated Tea Rooms and a new restaurant nearby. The property has a convenient tar sealed access to the front entry off the newly upgraded Peach Tree Road.

Over 625 metres of Cox's River frontage with the crystal clear water containing trout and platypus.

Magnificent Blue Mountains escarpment views and many Wedge Tail Eagles who make Mount Sandy their home. A concrete, flood proof river crossing is accessed from Megalong Valley, town water available (on application) and domestic water from Cox's River is applicable. Access to construct a mains electricity line is available via an easement on the adjoining property or the block would suit an off grid solar energy set up. High speed broadband internet is also available via rural access to Star-link SpaceX technology.

Two excellent dams (one spring-fed), making a great yabbie dam.

A short drive from Blackheath through ancient rainforest, with railway station to the city and 2 hours drive from the Sydney CBD.

A one in a lifetime opportunity to purchase in a wonderful valley within striking distance of Sydney.

\* Mt Victoria Pass is temporarily closed, however Lithgow is still accessible from Sydney and the Blue Mountains via the Darling Causeway diversion from the Great Western Highway and alternatively the Bells Line of Road.

Allow an extra 20 minutes travel time.

**Open for Inspection**

By Appointment.

### Listed By

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