

**1123 Upper Myall Road, Warranulla, NSW, 2423**

**Land For Sale**

Friday, 3 January 2025

**Elders** Gloucester

1123 Upper Myall Road, Warranulla, NSW, 2423

Area: 404700 m<sup>2</sup>

Type: Land



John Booth  
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## Stunning Lifestyle Adventure Block with DA for House & Pool

Private serenity & stunning views are features of this beautiful 40.47 ha (100 acre) block. Shielded from Upper Myall Road by Crown Land, you will enjoy abundant birdlife and wildlife in this gorgeous setting.

- Situated between Ghin-Doo-ee National Park and the Myall River, less than 2hrs drive from Newcastle CBD.
- Easy access via the Warra Trail winding through Crown Land, with secondary alternate access.
- An entry gate with adjacent stockyards, vet crush & ramp, gives way to open country rising from about 100m to 200m.
- In the centre of the site, at a level building pad, stop to take in the panoramic northerly views over rolling hills, pastureland and bushland.
- Development Approval for a large house & pool remains valid until 10 February 2028.
- Existing improvements include a charming off-grid cabana with stunning north-facing views across the valley (approved subject to conditions).
- 6 berth caravan ("Desmond") rests undercover, besides a viewing deck, outdoor kitchen and firepit, and is approved for storage uses.
- A short walk away, you will find a farm amenities block with hot shower.
- Overlook netted & irrigated market garden tunnels and 13 x IBC wicking beds.
- Two approved containers with overarching roof providing secure equipment storage and vehicle storage.
- 66 kilolitres (approx.) water storage on site.
- Available for separate purchase is a 3 yr old fully-furnished trailer-mounted cottage ([www.samedaygrannyflats.com.au](http://www.samedaygrannyflats.com.au)), with 'caravan' VIN.
- Also available for separate purchase is a trailer mounted solar array with batteries.
- Zoned RU2 - Rural Landscape which permits home occupation and secondary dwellings (STCA).
- About 70% of the block comprises native vegetation & mature bushland, 30% cleared to slashed grass. Secure boundary fencing.
- Full list of inclusions and exclusions available.
- Located about 28 kms north of Bulahdelah, 34 kms south-east of Gloucester and 35 kms west of A1 Freeway at Coolongook.
- Fully sealed access road from Gloucester. Current sealing works on Upper Myall Road are nearing completion (Jan-Mar 2025) for the final section nearer Bulahdelah.

This block provides superb opportunities for home builders to establish a bespoke quality lifestyle using the existing infrastructure, or for adventure seeking lifestyle seekers. The choice is yours - don't miss the opportunity to secure this piece of paradise for yourself.

Call John Booth on 0417 230 236 at Elders Real Estate Gloucester for further information, or to arrange your inspection today.

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.