

**183 Mountain Avenue, Yarramundi, NSW, 2753**

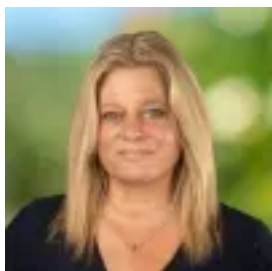


**Land For Sale**

Tuesday, 26 November 2024

183 Mountain Avenue, Yarramundi, NSW, 2753

Type: Land



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## **Adventure and Privacy on 65 Hectares of Rugged Beauty**

A vast expanse of pristine bushland unfolds over 65 hectares, offering an extraordinary canvas for nature lovers and dreamers alike. Flowing across rugged ridgelines and descending to the serene Grose River, this property is more than land, it's an untouched sanctuary of privacy and potential.

Only 15 minutes from North Richmond and 25 minutes from Penrith CBD, with easy access to the Blue Mountains and the Hawkesbury and Nepean Rivers, this site provides a rare blend of seclusion and connectivity. Two cleared sites offer prime potential building pads (STCA), perfect for crafting an eco-retreat, bespoke residence, or an adventure-filled getaway. Already in these clearings exists a huge undercover picnic area, two rainwater tanks and two outhouse toilets ready for large camp gatherings.

With C4 Environmental Living zoning, the opportunities are boundless: think dual occupancies, bed and breakfast accommodations, or community facilities (STCA). For outdoor enthusiasts, the property's rugged landscape is ideal for motorbiking, hiking, or creating a nature-based camping retreat.

Harness the potential of this virgin landscape, where the untouched beauty and versatile land use invite you to design a life or venture that embraces the wilderness. This hidden gem is waiting for visionaries to transform it into something extraordinary.

Features: - 65 hectares of pristine, untouched bushland - Rugged terrain with ridgelines leading to the tranquil Grose River - Two cleared sites ready for potential building pads (STCA) - Zoned C4 Environmental Living, allowing for diverse development (STCA) - Ideal for eco-retreats, bespoke residences, or community facilities - Easy access to the Blue Mountains and Hawkesbury and Nepean Rivers - Just 15 minutes from North Richmond and 25 minutes to Penrith CBD

Contact your friendly Cutcliffe agent today to arrange an inspection.