

# example REAL ESTATE





## Megalong Valley 936 Megalong Road

### Blue Mountains: 300 Acre Parklike Estate with Income

300 acres Nestled within the Iconic Blue Mountains Offered with Strong Boutique Accommodation Income Stream and Scope for Further Development

- Site address: 936 Megalong Road, Megalong Valley (located 90 minutes from Sydney)

- Land Size: 300 Acres (121 Hectares) approx.

- Council: Blue Mountains

- Zoning: RU4 zone land (Rezoning to SP3-Tourist zone, currently at stage one of the consultation process)

- Revenue: There are two streams of income offered, predominantly by way of established accommodation business and complimented with cattle breeding. (request Information Memorandum for more details)

For Sale: by Private Treaty

Exclusive to Etch Real Estate: no conjunction granted

The Vision:

- Expand the boutique accommodation business

- Revive lapsed Development Application, i.e. D/A no. 597/98 (ten visitor eco-cottages with recreation facilities including swimming pool)

- Expand on existing cattle breeding income via third-party agistment providers (cattle, stud or horse)

The Details:

- 300 Acres (121 Hectares) of groomed gardens (dual street sealed road access, via Megalong Road and Peach Tree Road)

- Income generating 8 (eight) bedroom estate with complimentary cattle breeding

- Recreational facilities include landscaped pool area, tennis court, six-hole bush golf course, children's play area including a basketball facility

- Other facilities: Helicopter landing grounds, grassed light aircraft landing strip and virtually unlimited parking on site

The Story

Woodbridge is reached from Blackheath in about twelve minutes via a breathtakingly beautiful rainforest descent into the Megalong Valley. The property is therefore ideally located with the added attraction of the sealed road access, not only to the main entrance on Megalong Road, but also to Peach Tree Road at the rear. The Homestead and adjoining Guest Wing are set in the midst of this 300 acre estate being elevated, private and spacious.

Extensive outdoor recreation is provided by the landscaped pool area, tennis court and croquet lawn - all floodlit. There is a six-hole bush golf course, children's play area including a basketball facility - all of which are conveniently located within the homestead grounds. Guests at Woodbridge have the option of flying in by helicopter, which further enhances the feeling of luxury that is truly unique to a large landholding of this nature. As part of its unique offering, and tucked away in the centre of the acreage there is also a grassed light aircraft landing strip,

Currently operated as a luxury self-catered stay Woodbridge offers a unique experience as presently guests become custodians of the Homestead and its surrounds, for the entire duration of their stay. The property will appeal to experienced operators with a greater focus on driving profit.

Woodbridge Park has experienced an increase in occupancy year-on-year since its inception with bookings usually required several months in advance. The present owners have not opened Woodbridge to guests' midweek, therefore an opportunity exists to immediately increase occupancy this way via corporate seminars etc.

In a recent report by the City of Blue Mountain Council, referencing the independently commissioned Stafford Report and LEP 2015, the Megalong Valley was referred to as:

"a unique agricultural area with agro-tourism potential [that] needs to be supported by planning objectives that encourage sustainable and desirable tourism related development in conjunction with agricultural and viticulture development as well as recreational pursuits".

Recommendations were made for further development of existing boutique accommodations and the shift of RU4 zone land to SP3-Tourist zone which would encourage development on a number of opportunities not currently covered under the RU4 zoning, such as hotels, motels, restaurants, kiosks, pubs, recreation facilities and more.

Under LEP 2015 the following Land uses are Permitted with consent in the RU4 Zone:

"Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Child care centres; Community facilities; Depots; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition homes; Extensive agriculture; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home industries; Information and education facilities; Intensive plant agriculture; Neighbourhood shops; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Secondary dwellings; Veterinary hospitals; Water storage facilities"

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Inspect

Inspection of this property is available strictly by arrangement only.

Contact



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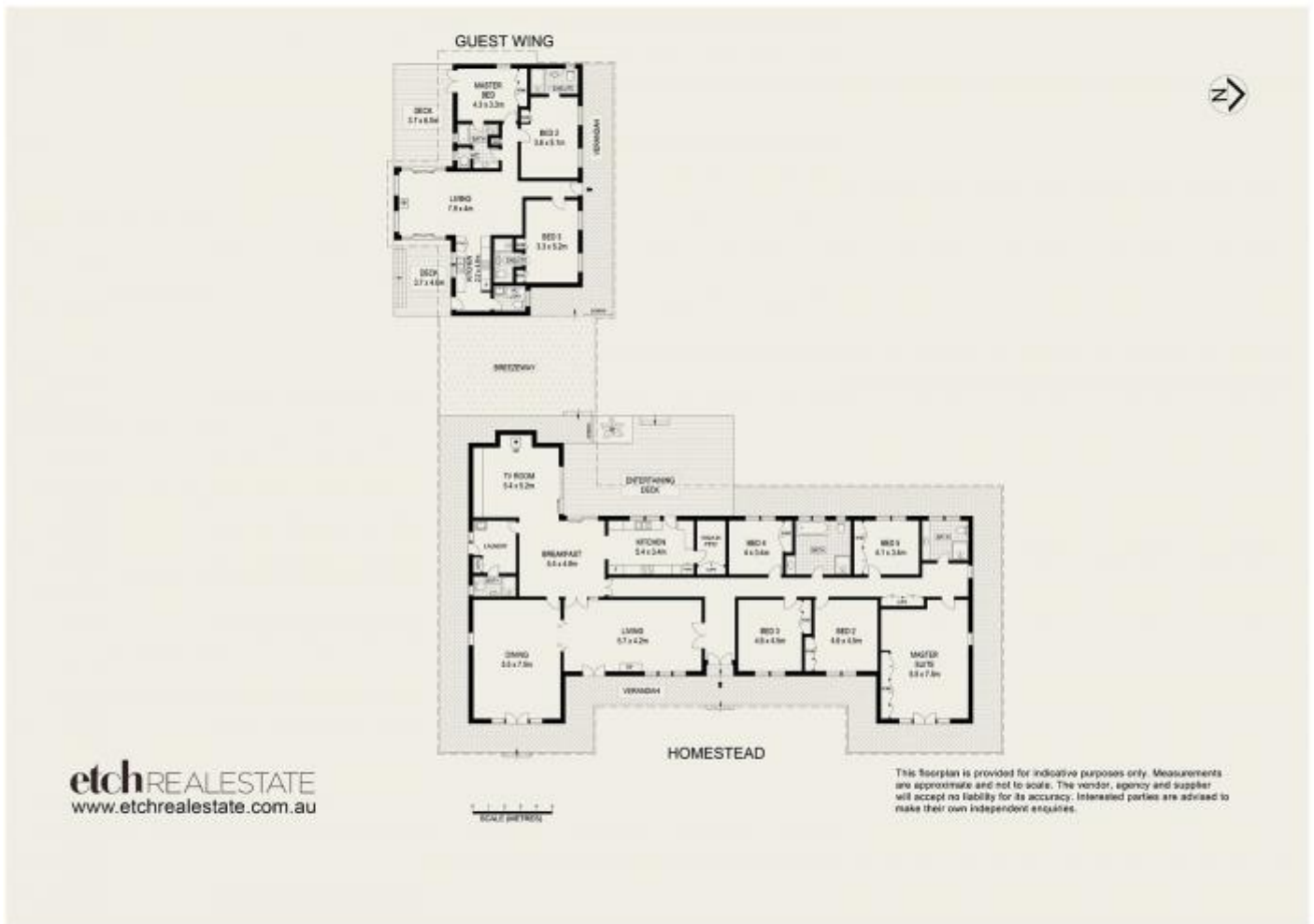
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