



FOR SALE

PRIME ACRE IN SCENIC OTFORD VALLEY PARADISE

Escape to your own slice of paradise with this magnificent acre of land holding in the picturesque Otford Valley. Comprising Lot 3 & 4 on Station Road, this rare opportunity presents exceptional potential with C3 zoning in one of NSW's most enchanting locations.

Nestled just 55km south of Sydney and 30km north of Wollongong, this substantial parcel offers the ideal blend of rural tranquillity and urban accessibility. Set within the breathtaking Otford Valley, this strategically positioned site is surrounded by native bushland featuring stunning Dendrobium Lilies and towering eucalyptus forests.

The generous land size and C3 zoning provides exciting opportunities:

- Develop a boutique tourism or hospitality venture capitalising on the scenic location
- Create a unique retail or service business serving the growing regional community
- Establish a specialised commercial operation taking advantage of the natural setting
- Benefit from the flexibility of mixed-use development potential

Otford's rich heritage dates back to the 1880s railway construction era, maintaining its community spirit through the local primary school, community hall, and volunteer Rural Fire Brigade. The location attracts adventure seekers who love proximity to the Royal National Park for bushwalking and wildlife watching.

Perfect accessibility for commercial operations:

- Direct rail access connecting Sydney and Wollongong markets
- Scenic Lawrence Hargrave Drive attracting coastal tourists
- Close to Helensburgh township and established amenities
- Easy access to Illawarra beaches and escarpment attractions

Don't miss this exceptional opportunity to secure your piece of the Otford Valley, where history, nature, and community combine with commercial potential.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

0 BED | 0 BATH | 0 CAR

PRICE:
\$220,000

OPEN FOR INSPECTION:
N/A



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