

Sold

4628-4632 Wisemans Ferry Road, Spencer



The Quintessential Hawkesbury River Cottage

Have you ever dreamt of that classic Hawkesbury River hideaway? Then look no further.

Rarely do we see an opportunity like this come to market. A slice of heaven in the riverside hamlet of Spencer on the banks of the Hawkesbury River.

The property offers significant flexibility with a multitude of potential uses. Spanning over 2 acres with 3 separate titles including what the locals know as "Ma Hanna's boat shed" under a permissive occupancy.

The extensively renovated cottage sits entirely on the middle title and exploits the magnificent views of the Hawkesbury River and beyond to the distant ranges. Bathed in glorious Nor-easterly sunlight the cottage is surrounded by manicured yet low maintenance gardens and pristine Australian bush.

 3  1  2

Price	SOLD
Property Type	Residential
Property ID	104

Agent Details

Trent Iverson - 0409 738 388

Office Details

Vella Iverson Real Estate
4384 Old Northern Rd
Maroota, NSW, 2756 Australia
02 4566 8383

VELLAIVERSON

The classic river cottage is surprisingly generous in size, offering 3 good size bedrooms, multiple living zones and a games/media room.

Recent renovations to the cottage have seen extensive upgrades to the bathroom and kitchen.

Ma Hanna's boat shed is a slice of history on the Hawkesbury. Once owned by long-time local "Ma Hanna", the boat shed was once a bustling waterfront serving food, hiring fishing boats and selling fishing gear and local seafood. Today Ma Hanna's boat shed retains a commercial license and could be used for a number of ventures subject to council approval.

- 3 Separate Titles - Spanning over 2 acres
- Classic 3 Bedroom River Cottage
- Spectacular Hawkesbury River Views
- Multiple Living Zones
- Extensively renovated
- Low Maintenance Manicured Gardens
- Renovated Boat Shed under Permissive Occupancy with Commercial Licence
- Outdoor Entertaining Gazebo
- European Tilt/Turn windows

Escape the city hustle and bustle for a relaxed riverside life. Embrace the work from home movement or explore solid revenue options with short stay accommodation opportunities.

Perfectly located only moments to the vibrant Spencer Village and public wharf. Wisemans Ferry Village is only 20 minutes away and a commutable 90 minutes to Sydney's CBD via the M1 Motorway.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.