







One of Finest Views On the Hawkesbury River

Arguably this would have to be one of the most spectacular views on the Hawkesbury River... The estate is set high and is flood free with permanent access to Sydney.

Set on 19 manageable riverside acres sits this magnificent architecturally designed family home. Perched high, the residences have been designed to exploit the 180 degree views of the Hawkesbury River and beyond to the Blue Mountain ranges. This estate is the ultimate transition to retirement or corporate tree change with long-term income opportunity.

You are greeted to the estate by a meandering sealed driveway passing by the lily and lotus filled pond and down to the entry of the home. The estate is private, tranquil and secluded.

The main residence is entered via the front portico and leads through to an open plan lounge / dining with polished

 5  3  8  19.00 ac

Price	\$3,250,000
Property Type	Residential
Property ID	89
Land Area	19.00 ac

Agent Details

Trent Iverson - 0409 738 388

Paul Vella - 0418 649 294

Office Details

Vella Iverson Real Estate

4384 Old Northern Rd

Maroota, NSW, 2756 Australia

02 4566 8383

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hardwood flooring and floor to ceiling glass windows showcasing the magnificent view. The chefs kitchen, complete with stone bench-tops and free standing stainless steel cooker is an entertainers dream.

The main residence offers 3 good sized bedrooms with the guest suite on the lower level that could comfortably accommodate elderly guests or be used as a large home office. The master suite on the upper level is complete with walk through robe and ensuite. Cast open the doors to a Juliet balcony that takes in the breathtaking views of the Hawkesbury.

The estate is also home to a second residence known as Coach House Hill Cottage. The cottage which is fully self contained is currently being offered as a highly rated short stay experience generating consistent revenue throughout the year. Featuring 2 bedrooms an enormous entertaining deck and heated spa overlooking the Hawkesbury River.. The cottage would also be ideal for extended family, in-law or adult children accommodation.

The grounds of the estate have been designed for lifestyle and outdoor entertaining. The truly spectacular low maintenance free form pool and spa again maximise the views and the poolside gazebo is complete with an outdoor kitchen and barbecue to entertain friends and family.

Discover numerous zones for entertaining around the grounds, congregate around the fire-pit or simply find a quiet area to relax, read a book, meditate and take in the view. As the property sits upon the plateau there are many great cleared areas for walking, dirt/quad biking and outdoor adventures. The gardens are low maintenance and fully automated for irrigation.

The home is serviced by a massive 100,000 litre near new water tank and treatment system for quality drinking water.

The home has been designed with energy efficiency in mind. Although connected to mains power the property utilises PV solar panels, solar hot water and LED lighting. The well

established gardens are serviced by automated irrigation from the Lily and Lotus pond which is automatically filled from the river.

There is a large Colorbond machinery shed on site which is perfect for farm machinery, cars or boat storage.

- 19 Flood-free Riverside Acres - Spectacular Hawkesbury River Views
- Architecturally designed 3 Bedroom Homestead
- Mains Power and PV Solar + Standby Generator
- 2 Bedroom Guest Cottage earning approx. \$50,000 per annum
- Entertainer's Kitchen with Stone Bench-tops
- Manicured Gardens - Automated irrigation supplied from the river.
- Low Maintenance Spectacular Free Form Pool and Spa
- Outdoor Entertaining Poolside Gazebo
- Sandstone Fire-pit
- Combustion Wood Heating
- Reverse Cycle Air Conditioning
- CCTV Security
- Fully Automated Irrigation
- Large Colorbond Machinery Shed with Grounds Maintenance Equipment
- 2km to boat ramp access to the Hawkesbury River
- Less than 60 minutes to Sydney CBD
- Over 100,000 litre water capacity with premium treatment system
- Permanent water supply from the river
- Critical Services Automation with email fault notification
- High Speed NBN and Data Infrastructure

This property offers so much opportunity. A manageable acreage and perfect as a transition to retirement with a proven income generating cottage or multi-generational home. This is a rare opportunity to acquire a magical riverside acreage estate so close to Sydney.

Contact Trent Iverson 0409 738 388 to arrange your private

inspection.

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