

**270 O'Briens Road, Cattai, NSW, 2756**



**Acreage Semi-rural For Sale**

Thursday, 9 January 2025

270 O'Briens Road, Cattai, NSW, 2756

**Bedrooms: 7**

**Bathrooms: 6**

**Parkings: 32**

**Type: Acreage Semi-rural**



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## Ovie Estate Hawkesbury River Luxury with Private Beach

A true Hawkesbury River masterpiece, this remarkable estate spans over 10 hectares of absolute river frontage, offering unparalleled seclusion and over a kilometre of private shoreline. This property redefines riverfront luxury with landscaped terraces, a private boat ramp, a registered mooring, and its own sandy beach.

At its heart, a beautifully renovated four-bedroom, four-bathroom homestead exudes timeless charm. Sunlit interiors boast gleaming white finishes, timber details, and sweeping views of the river and mountain backdrop. The home features standout inclusions such as a sandstone-clad fireplace, a stylish kitchen with a gas lve stove, and a main bathroom with a clawfoot tub opening onto the deck-perfect for soaking up the serene surroundings.

Adding to its allure, a modern three-bedroom second dwelling is perched privately on the estate, offering its own river views and outdoor spaces. Ideal for multi-generational living or as a high-yield short-term rental, it elevates the versatility of this unique property.

Completing the offering is a barn-style steel shed with rustic bay doors, perfect for boat, caravan, or vehicle storage alongside workshop facilities and a bathroom. Just minutes from Riverside Oaks Golf Resort, 25 minutes to Windsor, and 30 minutes to Dural, this riverfront haven is your escape from the hustle and bustle, primed for a life of rural bliss.

Features: - Over 10 hectares, 1 km of river frontage, and a private sandy beach - Beautiful four-bed, four-bath main homestead with sweeping river views - Bedrooms with built-ins, sandstone fireplace in living, and gourmet kitchen, with ceiling fans to each room - Ducted AC throughout, plus huge wrap-around entertaining verandah - Privately positioned three-bedroom second dwelling with split system AC and bathroom - 120kL water tank, additional tanks, and a bore supple with diesel generator backup - Huge barn-style steel shed for boats, caravans, or workshop space - Additional 2-bay machinery shed or double garage, and extensive irrigation - Electric gated entrance, sealed driveway, fully fenced, secure yard and CCTV - Property caretaker available to stay on if desired

Contact your friendly Cutcliffe agent today for more information or to arrange an inspection.