

**2978 Hawkesbury River, Marlow, NSW, 2775**



**House For Sale**

Thursday, 21 November 2024

2978 Hawkesbury River, Marlow, NSW, 2775

**Bedrooms: 5**

**Bathrooms: 3**

**Type: House**

## Waterfront Paradise With Unlimited Potential

Discover the rare opportunity to own your slice of riverside serenity at Lot 23, 2978 Hawkesbury River, Marlow, NSW. Nestled amidst picturesque bushland and sparkling waters, this 5-bedroom, 3-bathroom property offers the ultimate waterfront lifestyle, where tranquility meets adventure.

With deep water frontage and exclusive access to the majestic Hawkesbury River, this home is perfect for fishing, boating, skiing, or simply unwinding by the water's edge. A private pontoon and lush grassy area provide the ideal setting for memorable BBQs and alfresco dining while taking in breathtaking river views.

Crafted with a durable steel frame, the property presents a rare opportunity for those with a vision. While the home requires maintenance and updates, it provides a solid foundation to create a bespoke riverside retreat or thriving holiday escape, tailored to your unique style and needs.

The home's spacious layout, featuring five bedrooms and three bathrooms, offers endless flexibility. Perfect for accommodating family and friends, creating a dual-living arrangement, or generating rental income, the possibilities are limitless.

This secluded oasis is accessible only by boat, ensuring unmatched privacy while remaining conveniently connected to the world beyond.

### Features That Make This Property Unmissable:

- **Expansive Living Space:** Five bedrooms and three bathrooms, with potential for dual living or guest accommodation.
- **Deep Water Frontage:** Enjoy direct access to the Hawkesbury River with a private pontoon and grassy BBQ area.
- **Secluded Yet Connected:** Only 10 minutes by boat to Deerubbin Boat Ramp at Mooney Mooney and 15 minutes to Brooklyn, with ample parking for vehicles and trailers at nearby ramps.
- **Prime Location:** Just 25 minutes from the M1, combining easy access to Sydney with the peace of a riverside retreat.
- **Limitless Potential:** A solid steel-frame home, ready for renovation and personalization, offering a rare chance to design your dream retreat or income-generating property.
- **Welcoming Community:** Surrounded by friendly and secure neighbours, creating a safe and supportive environment.

Unparalleled in location and lifestyle, this property offers the chance to design your ideal riverside escape.

Land Size 497 sqm

Rates Approx \$698.47 p.a

Water Rates Approx \$144.24 p.a

Rental Approx \$760 p.w

**DISCLAIMER:** Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Figures and details are subject to change without further notice.

Contact Samantha Kubecka on 0410 660 797 to arrange your private inspection and start your journey toward owning this unique piece of the Hawkesbury River.