

**2 Mountain Avenue, Yarramundi, NSW, 2753**



**Land For Sale**

Wednesday, 15 January 2025

2 Mountain Avenue, Yarramundi, NSW, 2753

Type: Land



Nigel Lock

0247246600

## **PRISTINE GROSE RIVER FRONTAGE - A RARE OPPORTUNITY**

Set on 30 acres of picturesque countryside, this exceptional property offers a unique blend of natural beauty and practical convenience. With approximately 470 meters of dual road frontage, it provides ease of access while retaining the privacy and seclusion of a rural lifestyle. Adding to its charm, the property boasts a small but stunning frontage to the majestic Grose River, offering tranquil views and the soothing sounds of nature.

The land is predominantly level, featuring striking sandstone rock outcrops that enhance its character. A harmonious mix of timbered areas and approximately 4 acres of open country creates a versatile landscape ideal for a range of uses. Whether you envision a family retreat, an equestrian property, or a hobby farm, this land provides the space and potential to bring your dreams to life.

Located just a short drive from the bustling hubs of Richmond, Penrith, and Springwood, this property offers the perfect balance of convenience and countryside living. Enjoy easy access to shops, schools, and amenities while relishing the peace and tranquillity of your own private escape.

This is an exceptional opportunity to build your dream country home in a location where natural beauty meets practicality. With abundant space for children to explore, room to design your ideal home, and proximity to urban centres, this property promises a lifestyle of freedom, comfort, and connection to nature.

Don't miss the chance to secure this rare gem and create the lifestyle you've always imagined.

Outgoings:

Council Rate: \$675 approx. per quarter

**\*\*TO VIEW THIS PROPERTY, PLEASE CLICK THE 'EMAIL AGENT' OR 'BOOK INSPECTION' BUTTON AND SUBMIT YOUR ENQUIRY WE WILL RESPOND WITH AVAILABLE INSPECTION TIMES. PLEASE ENSURE YOU REGISTER TO INSPECT THIS PROPERTY\*\***

"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations."