

**1-5 Sackville Ferry Road, South Maroota, NSW 2756**



## House For Sale

Tuesday, 28 May 2024

1-5 Sackville Ferry Road, South Maroota, NSW 2756

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 3800 m2**

**Type: House**



Nathan Vincin  
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## Expression of Interest closing Friday, 5 July 2024

Spanning just under an acre and offered in one line, these two RU1-zoned lots at the intersection of Sackville Ferry Road and Wisemans Ferry Road present a unique and enticing opportunity. The combined lots offer a wealth of possibilities for the discerning buyer, blending rural charm with development potential. Lot B, encompassing 2,074sqm, features an operating church building presenting multi-faceted rooms, a seating area, a kitchen space, restroom facilities, a welcoming verandah, and a large shed (86 sqm). These features provide a versatile space that can be adapted for various uses. Lot C adds an additional 1,726 sqm of vacant land, perfect for expanding your vision. The combined potential of the lots RU1 zoning is immense, supporting uses such as landscaping supplies, plant nurseries, cellar doors, and artisan food and drink industries (STCA). Only a 25-minute drive to Windsor and just over 30 minutes to Rouse Hill Town Centre, this property offers a rare blend of seclusion and accessibility, ideal for innovative rural prospects. Features:

- Under an acre of combined RU1-zoned land at a prime intersection
- Two lots sold together, offering extensive development opportunities
- Lot B includes a 2,074 sqm church building with versatile spaces
- Features of Lot B include a seating hall, kitchen, restrooms, verandah, and large shed (86 sqm)
- Lot C adds 1,726 sqm of vacant land, perfect for new projects
- RU1 zoning allows for landscaping supplies, plant nurseries, and more (STCA)
- Located just 25 minutes from Windsor and 30 minutes from Rouse Hill Town Centre

Contact your friendly Cutcliffe agent today for more information.