

# 1454 Wisemans Ferry Road, Maroota, NSW 2756

STONE

## Acreage For Sale

Thursday, 14 March 2024

1454 Wisemans Ferry Road, Maroota, NSW 2756

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 12 m2

Type: Acreage



Rhys Coles



Amanda Coles  
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## Contact Agent

Discover an unparalleled opportunity in Maroota with this expansive 12.14-hectare (30-acre) property, a rarity in today's market that promises endless potential for discerning buyers. Featuring dual access for maximum convenience with 8 acres already cleared and arable, the property provides a prime canvas for development, be it for agricultural, residential, or commercial purposes. With approximately 450 metres of main road frontage enhancing its appeal, the location offers easy access and high visibility, critical for any development venture. Zoned RU1 Primary Production, the land supports a wide range of uses. Enjoy the freedom to embark on projects including, but not limited to, bed and breakfast accommodation, extensive agriculture and home occupations without consent. Further possibilities such as dual occupancies, dwelling houses, garden centres, indoor and outdoor recreation facilities, and more await your vision (subject to council approval). The properties mostly flat terrain simplifies construction and agriculture activities, offering a straightforward path to realizing your development goals. An existing three-bedroom home and a sizeable shed on the property provide immediate value for storage, temporary housing, or an operational base/office during development phases. Maroota is desired for its serene landscapes and accessibility. Positioned near Glenorie, Rouse Hill, the Hills District, and Windsor, it offers an ideal mix of rural charm and urban convenience. Whether you are envisioning a vast private estate, a thriving agricultural enterprise or a lucrative commercial development, this property serves as the perfect foundation for your dreams. Its combination of size, versatility and prime location makes it an outstanding investment in your future. For further details or to book your private inspection contact Rhys Coles on 0406 704 040 today. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.