

3/641-647 River Road, Lower Portland, NSW 2756



House For Sale

Saturday, 15 June 2024

3/641-647 River Road, Lower Portland, NSW 2756

Bedrooms: 2

Bathrooms: 1

Area: 2720 m2

Type: House



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Contact Agent

Panoramic 270 degree water views form the captivating backdrop to this 2,270sqm riverfront property, comprising an existing award winning home and DA approved plans for a brand new residence. This boutique bushland subdivision with riverbank frontage offers an exclusive opportunity to enjoy the ultimate boating lifestyle on the Hawkesbury River. The current residence is a rustic two bedroom stone, timber and glass cottage, designed to integrate the beauty of the natural bush and river surroundings. An integrated outdoor fireplace forms the heart of the dwelling, ready for cosy alfresco dining. An elevated site is primed for the new eco retreat, the approved plans detailing a modern stilt house with over 35 metres of decked frontage to enjoy the ever changing water vista and stunning sunsets. The custom architectural design features three bedrooms split between a multi-winged layout, connected by a central covered outdoor area. A brand new driveway offers direct access from River Road, with the approved plans including a brand new two car lock-up garage. The property's river frontage offers the potential for a pontoon (STCA) for easy access to the Hawkesbury River's popular leisure pursuits including boating, fishing and water skiing. Embracing an effortless balance of tranquillity and accessibility, the property is just a short drive away from the Lower Portland and Sackville ferries. The Riverside Oaks Golf Resort is only 20 minutes away, the historic Windsor township reachable in only 30 minutes and Rouse Hill in approximately 45 minutes. Features: - Premier riverfront property in an exclusive subdivision - Expansive 2,720 sqm lot with stunning elevated river views - Existing award winning rustic two-bedroom stone, timber, and glass home - DA-approved plans for a three-bedroom modern residence with over 35 metres of elevated decking - Riverbank frontage ideal for boating adventures - Only a 30 minute drive to shops, schools, and services in Windsor Contact your friendly Cutcliffe agent today for more information.