

**42 Ingoola Rd, Spencer, NSW 2775**

VELLA **IVERSON**

**House For Sale**

Friday, 10 May 2024

42 Ingoola Rd, Spencer, NSW 2775

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 6800 m2**

**Type: House**



Paul Vella  
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**\$679,000**

This unique and charming property will capture your heart and has provided years of good times and great memories for its current owners. Offering the perfect escape from suburban life this property has been enjoyed as a convenient and easy-care weekender for the past eight years. The current owners have lovingly improved the cottage and studio and the result is a relaxing and rejuvenating retreat, a place to escape to and enjoy the natural surroundings with family and friends or on your own, the choice is yours. The property is private but not isolated being just a couple of minutes to Spencer village with café, restaurant and access to the Hawkesbury River. Connected to mains power ensures you still have all the conveniences of modern living while enjoying your serene retreat. In addition to the accommodation is a fully lined and insulated 6 x 12m (approx.) color-bond shed, currently used as an entertaining space for all ages, this could easily accommodate multiple vehicles or would be a great workshop/studio. The 6800sqm north easterly block fronts the picturesque Breakfast Creek, a freshwater creek with sandy beach areas. The ideal place to cool off during the summer months.

- Two bedroom, one bathroom cottage
- Open plan living / kitchen with café style windows opening onto the decks
- Multiple deck areas for outdoor living and entertaining
- One bedroom studio cottage with deck
- 6 x 12m (approx.) lined and insulated color-bond shed with concrete floor
- Woodshed
- Shipping container storage
- Mains power connected
- Raised garden beds
- 2 x rainwater tanks
- Fresh water creek frontage
- Ample level land for kids to play or to park additional vehicles
- Separate grassed area fronting the creek (ideal for camping or growing produce)
- Separate higher section of land with development potential (STCA)
- 2 minutes to Spencer village
- 60 minutes to Wahroonga, 90 minutes to Sydney via M1

This property offers a place to enjoy while also providing opportunities for further improvements. Contact us to arrange your private inspection or join us at one of the open homes to experience all that this special property has to offer. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers or tenants should make their own enquiries to verify the information. Property Code: 325