

**4976-4978 Wisemans Ferry Rd, Spencer, NSW 2775**

**VELLA IVERSON**

## House For Sale

Wednesday, 24 April 2024

4976-4978 Wisemans Ferry Rd, Spencer, NSW 2775

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 2209 m2**

**Type: House**



Trent Iverson  
0409738388

**\$490,000**

Have you been dreaming of that river side cottage but assumed they no longer existed? Look no further! This quaint original Hawkesbury cottage is absolutely charming. The cottage has been well maintained and held by the current owners for over 30 years. Offering 2 separate titles of flood free land, totaling a little over half acre and enjoying complete privacy. The cottage is a true retreat. Offering a large master bedroom which takes in the river views, an open plan lounge room with french doors that open on to a full length verandah maximising the lovely filtered river views. Stay cosy warm in the cooler months with the slow combustion wood burning fire and cool in summer with reverse cycle air conditioning. The cottage sits entirely on one lot (4978) leaving the second block vacant with the potential to develop further STCA. The vacant lot (4976) has its own spring providing a constant supply of spring water if required. This a place to retreat, relax and unwind. Enjoy sunset drinks on the verandah while being immersed in a truly serene location. The perfect city escape! - Quaint 1 Bedroom Cottage - Elevated and Flood Free - Large entertaining balcony - Wood Burning Heater and Reverse Cycle Air Conditioning - Filtered Hawkesbury River Views - 2 Separate Titles totaling over 2000 Square Metres - Direct River access across the road - Privacy and surrounded by nature - Potential for further development STCA - Perfect city escape or compact home - Minutes from Spencer Village. The property is perfectly located only minutes to vibrant Spencer Village, Boat Ramp, Public Wharf, The Anchor General Store and Spencer Thai. Access is via sealed road and just over 60 minute to Wahroonga via the M1 Motorway. Do not miss this opportunity secure one the few remaining affordable cottages along the Hawkesbury. Call Trent Iverson on 0409 738 388 to arrange a private inspection. Disclaimer: All information about this property has been provided from sources we believe to be reliable. Vella Iverson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property. All photographs, maps, boundary markings, measurements and images are representative only for marketing purposes. Property Code: 213