

**639 Greens Road, Lower Portland, NSW 2756**

**Residential Land For Sale**

Thursday, 11 January 2024



639 Greens Road, Lower Portland, NSW 2756

Area: 61 m2

Type: Residential Land



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## **Auction Guide \$940,000**

Set overlooking the stunning Hawkesbury River, this 61-hectare bushland property epitomises a nature lover's paradise. Primarily zoned C4 Environmental Living, it's an ideal spot for creating a dream rural retreat (STCA) that melds with its peaceful surroundings. The property currently boasts rustic charm, perfect for camping and outdoor adventures. It includes two yurts for your accommodation needs, with the larger one featuring a toilet, alongside bush shower facilities, and a spacious open meals and gathering area equipped with a wood-fired oven and sink. Additionally, a new 9m x 9m shed provides ample storage for motorbikes, quad bikes, and buggies, adding to the recreational appeal. Nature takes centre stage in this property, highlighted by a meandering creek winding through and numerous walking trails to hidden waterfalls. Exclusive access to the Hawkesbury River is also a coveted feature, available through a community boat ramp. Bordering the Parr State Conservation Area and just a 40-minute journey from Windsor, this property offers a seamless blend of untamed wilderness and accessibility. It represents an exceptional chance for those seeking a connection with nature and the conveniences of nearby urban life.

**Features:-** 61-hectare bushland property overlooking the Hawkesbury River - Ideal for nature and adventure enthusiasts seeking a rustic haven - Primarily zoned C4 with the potential to build a dream rural retreat (STCA) - Currently features ample camping and recreational facilities - Includes two yurts, one with a toilet - Equipped with bush shower facilities and a spacious open meals and gathering area - New 9m x 9m shed for storage, cleared parcels, and fruit trees - Numerous walking trails lead to hidden waterfalls - Exclusive river access via a community boat ramp - 30-minute drive to Wisemans Ferry and 40 minutes to Windsor

Speak to your friendly Cutcliffe agent today to organise your visit. Auction: 6:30pm 22nd February 2024 at 1/18 Groves Avenue, Mulgrave