

**2478 Hawkesbury River, Bar Point, NSW, 2083**



**House For Sale**

Wednesday, 7 August 2024

2478 Hawkesbury River, Bar Point, NSW, 2083

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## **Authentic Federation River Home on Enormous 1.9 Hectare Parcel with Foreshore Beach & Private Jetty**

After a century of memories, it's time for the next generation to breathe new life into this circa 1904 Federation cottage. Elevated within a secluded 1.9-hectare estate and boasting an absolute Hawkesbury Riverfront setting, it gazes across the calm waters to Marramarra National Park.

Completely charming and rich with traditional character, the shiplap walls, soaring ceilings and cosy fireplaces are the perfect foundations to build upon. These feature throughout the floor plan which comprises a generous lounge room, combined kitchen and meals area, a bathroom, sunroom and three bedrooms—including one with a delightful bay window. There is even an alfresco deck, where mesmerising river views of the beachy foreshore and beyond will inspire your imagination. There's also a private jetty at your disposal.

Anchored on the Hawkesbury River, and accessible only via water, this is one of the most prized and remarkable homes in the region. An idyllic location for a weekend refuge or permanent escape, it's also approx. one hour from Sydney by car or within 15-20 minutes of Mooney Mooney and Brooklyn by boat.

Yes, you'll need to roll up your sleeves here, but the end result will more than make up for it! This cottage is ready for glory once more.

### Property Specifications:

- Secluded 1.9ha absolute riverfront estate with views across to Marramarra National Park
- Circa 1904 Federation cottage, held by the same family for a over 100 years
- Perched in an elevated position, capturing uninterrupted river and bushland vistas
- Ripe for renovation and ready for a new lease on life
- Rich with traditional character, including shiplap walls, high ceilings and cosy fireplaces
- Generous lounge room plus combined kitchen, meals area, sitting room and bathroom
- Three bedrooms – one with a gorgeous bay window – plus sunroom
- Elevated deck overlooking the Hawkesbury River
- Private beach and a jetty, ready for you to explore the pristine surrounding waterways
- Approx 15 mins by boat to Mooney Mooney, 20 mins to Brooklyn - Telwater Aluminium Runabout + Yamaha Engine available. by negotiation
- Approx. 60 mins drive north of Sydney

For more information on how you can secure this slice of Hawkesbury River history, phone Caelia Collins on 0439 647 777 today.

### Disclaimer:

We have been furnished with the above information from sources we believe to be reliable, however, Riverfront Real Estate gives no guarantees or undertakings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.