

3681 Big River Way, Cowper, NSW, 2460



House For Sale

Friday, 13 September 2024

3681 Big River Way, Cowper, NSW, 2460

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Type: House



Jake Kroehnert
0411321920



Brooke Corbett

WATERFRONT BEAUTY TO WELCOME NEW OWNERS

Auction Details:

Wednesday 9th of October 6.00pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Introducing a unique opportunity to own a picturesque slice of paradise at 3681 Big River Way, Cowper. This expansive 7,600m² (approx.) property offers an idyllic lifestyle with serene river frontage along the majestic South arm of the Clarence River. Set in a tranquil location with no neighbours in sight, the property boasts breathtaking views of the river, lush cane fields, and expansive paddocks, creating a perfect backdrop for a peaceful rural life. This exceptional property is being offered at auction on the 9th of October. Instructions are clear - we are selling.

The property features a well-appointed home that has been thoughtfully raised above flood levels, with all enhancements being conducted with council approval this year, ensuring peace of mind. The home features polished timber floorboards and high ceilings throughout that enhances its spacious feel. It comprises three cozy bedrooms, two equipped with built-in wardrobes, complemented by a wrap-around sunroom that offers panoramic views of the surrounding landscape. Living spaces are generously sized, with a large living room and a spacious dining area, each providing versatile spaces for family gatherings. The living room, a warm and inviting space, includes a fireplace perfect for cooler evenings, while the master bedroom is fitted with air conditioning for year-round comfort. The kitchen, accessible from both the living and dining rooms, adds to the home's flow and functionality. Please refer to the floorplan, video & 3D tour provided for an understanding of the layout.

A standout feature of this home is its expansive back deck, presenting itself as the ultimate spot for entertainment or relaxation while overlooking the scenic river. The property is well-equipped with modern amenities including solar hot water and a recent septic system installed around 2021. Storage is plentiful with ample shedding that includes a large garage and a machinery shed, capable of accommodating over 10 cars-a dream for those requiring extensive storage for hobbies or work equipment. Easy and gentle access to the water makes this an easy decision for those who love fishing and/or watersports.

Situated just 5 minutes from Ulmarra, 20 minutes from Grafton and 30 minutes to the beaches of Yamba, the property offers convenience while maintaining privacy and seclusion. This balance makes it ideal for those looking to escape the hustle and bustle without sacrificing access to local amenities.

Notable features include:

- 7,600m² block (approx.)
- Clarence River frontage
- 3 bedrooms + a sunroom
- 2 bathrooms
- Air conditioning
- Solar hot water system
- Ample sheds and carports
- Garden shed
- Septic installed in 2021

3681 Big River Way is more than just a home; it's a retreat that promises a lifestyle of tranquillity, comfort, and convenience. Whether you're seeking a family home or a peaceful escape, this property is sure to impress. Don't miss the chance to make it yours come auction day. Contact the team from Ray White TKG Grafton, Ray White Maclean & Ray White Yamba to declare your interest and to book your inspection.

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.