

**4948 Wisemans Ferry Road, Spencer, NSW, 2775**

VELLA **IVERSON**

**Land For Sale**

Friday, 30 August 2024

4948 Wisemans Ferry Road, Spencer, NSW, 2775

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Land**



Trent Iverson  
0409738388

## **Elevated Flood Free Land - Minutes to Spencer**

Zoned with a Dwelling Opportunity, subject to the standard Development Application Process this block is suitable for a permanent home, weekend retreat or tiny home. This riverside location is your convenient escape from suburbia, a peaceful bushland retreat with river views.

- Mains power is available
- Onsite Waste Water System would be required for a Dwelling (no town sewerage)
- Rain Water Tanks would be required for a Dwelling (no town water)
- Sloping bushland block 1499sqm (approx.)
- Filtered Hawkesbury River Views
- Approximately 1.5 hours from Sydney
- Just minutes to Spencer Village - Cafe, Restaurant, Boat Ramp, Jetty
- Zoned with a Dwelling Opportunity (STCA)
- Walk across the road for great fishing in the Hawkesbury River

Contact Trent Iverson for full details - 0409 738 388

Note - this property is located along an access road for residents, if you are intending to check out this location please park on Wisemans Ferry Road at the western end of the access road and walk the short distance along the access road to the block. Please do not drive through the access road and unnecessarily disturb the residents. Thank you

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: 333