



620 Wisemans Ferry Road SOUTH MAROOTA, NSW

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### 30 ACRES, TWO ROAD FRONTAGES, HOUSE AND SHED

- \* On the border of Cattai and South Maroota just 1 minute from the Riverside Oaks Championship Golf Course.
- \* 30 acres, a mixture of some arable land and natural bushland this property also has a second road frontage to Charcoal Road in the prestigious Riverview Estate.
- \* The brick veneer home is in good condition with 3 bedrooms, lounge, dining, original kitchen, family room, bathroom, second toilet, laundry and a large fully enclosed entertainment area plus pergolas for outdoor living. Ducted air conditioning is installed.
- \* A large carport for 4 vehicles adjoins the home. \* The industrial size barn style shed is lined and provides opportunity for home based business or ample space for workshop, storage and parking. \* There is an additional garden shed and two spring fed dams on the property.
- \* Possible potential for future development.

We would be happy to show you around, contact us to arrange an inspection:...

Paul Vella - 0418 649294...

WFR Office - 45 664 660...

Price: \$769,000 IS NEGOTIABLE

Stone Real Estate -  
Head Office