

For Sale

PRIME REAL ESTATE _ The Cooinoo Peninsula, Singleton Mills,
Hawkesbury River, Wiseman Ferry

3 Separate Properties : 1549 Singleton Mills Road, 1552 Singleton Mills Road and 1553 Singleton Mills Road Via Wisemans Ferry, NSW Australia

Opportunity to Purchase entire Peninsula

A rare and unique offering has come available to secure a complete riverfront of over 39 Hectares of land of prime landing -holding of a double Hawkesbury River Frontage located 75km on the outskirts of Metropolitan Sydney and approximately 75 minutes drive from the CBD.

Currently 3 separately titled rural properties are brought together on the market in a rare opportunity event for a purchaser to buy the three and own one whole part of the prestigious Lower Hawkesbury River, combining water frontage, agricultural land and bush-land in the midst of similar prestige land holding in historical Wiseman Ferry

Combining rich farming land, magnificent scenery, inspiring views, incredible sense of privacy, these three properties offer a wide range of uses:

- Boating, fishing, holiday accommodation, sailing
 - Income producing
 - Multiple residences
 - Orchards, small rural farming & horticulture production,
 - Grazing,
 - Bed and Breakfast accommodation,
 - Weekender accommodation, permanent accommodation
 - Opportunity to develop with possible subdivision potential (subject to council approvals)
- **1549 Singleton Mills Road: For Sale \$3.5million:** approximately 15 hectares river-frontage, consisting of 2 residences. One registered as a successful B &B, a faithfully restored original Australian homestead and the second residence incomplete, (complete to lock up) modern residence with in ground pool and workshop and subdivision potential (subject to council approvals). This is located at the “entrance” to the peninsula

- **1551 Singleton Mills Road: For Sale \$1.5million:** An award winning holiday retreat, approximately 5.38 hectares of prime river frontage located on the northwestern side of the Cooinoo Peninsula. Spectacular views of river and sandstone escarpment of the Hawkesbury River, this property has a 3 bedroom cottage with in-ground pool, plus separate garage/billiard room area, agricultural shed and a historic timber slab cottage currently used as a home studio and additional accommodation for guest & friends.
- **1553 Singleton Mills Road: For Sale \$3.5million:** Situated at the end of the Cooinoo Peninsula, this approximately 18.67 hectare property is all river frontage taking in the east, north and west on the peninsula. It is at the pinnacle of the bend of the Hawkesbury River. A 3 bedroom traditional farmhouse with additional 5 farm sheds and double garage. Good farming land and a dam this property is ideal for small farming practice and was previously used as an orchard.

All three properties have access to the waters edge with a variety of slipways etc