

## Croki, 7 Ferry Road

### Spectacular Water Views at 'Riverdance' Cottage

Experience breathtaking views of the Manning River from this charming cottage nestled in the historic village of Croki. Located just 1.6km off the Pacific Highway and approximately 18km from Taree and Harrington, this riverside haven is cherished by locals for its serene picnic spots, inviting swimming areas, picturesque boating opportunities and superb fishing hotspots.

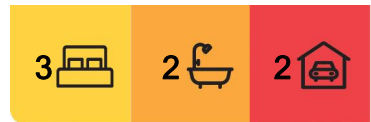
Directly access the water's edge to embark on a paddleboard or kayak adventure, cast a line, or simply unwind on the expansive wrap-around verandah and soak in the tranquillity. Ideal as a holiday retreat or a forever family home, this property is thoughtfully designed to embrace and showcase the serene natural beauty of its surroundings.

Let's explore some of the property's standout features...

- As you walk through the entryway, you'll be welcomed by the rich warmth of timber



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/1QVGF7G](http://ljhooker.com.au/1QVGF7G)

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**LJ Hooker Taree**  
**(02) 6552 1133**

hardwood floors, complemented by walls adorned with historic photographs showcasing the charm and heritage of Croki village. This inviting entrance sets the tone for a home that beautifully blends its historical roots with contemporary comfort

- The home features three bedrooms, including a master suite with river views and a combined walk-in wardrobe and ensuite. The second bedroom includes a smaller adjoining room ideal for use as a nursery or study and also has access to a private bathroom
- Enjoy the river views from the bright and airy living room, featuring air conditioning and a cosy wood fireplace
- Step into the open plan kitchen and dining area, where high ceilings enhance the sense of space and light. From the kitchen, you'll enjoy delightful views of the rear yard. This well-appointed space features a brand new upright stove, dishwasher and a convenient walk-in pantry, making it both functional and inviting
- Proceed to the fully enclosed sunroom, an excellent second living area that offers a serene retreat with expansive views of the garden. This versatile space is perfect for relaxing or entertaining, seamlessly blending indoor comfort with outdoor living
- Outside, you'll find an amazing deck that offers breathtaking views, perfect for outdoor relaxation and entertainment. This expansive deck features a luxurious spa bath and ample space for dining and BBQs. The deck wraps around to the front of the property, providing multiple areas to enjoy the scenic surroundings and making it an ideal spot for both quiet moments and family gatherings
- Set on a generous 706.9 sqm level block, this property offers the convenience of side access and includes a single lock-up garage with carport located in the rear yard
- Solar hot water system to assist with your energy costs
- Approximately 110 metres from Croki Wharf and just 340 metres from the boat ramp, this property is ideally situated for all water enthusiasts

Surrounded by lush dairy farms, the village boasts panoramic vistas of Oxley Island, Mitchell Island and the Three Brothers Mountain range. All within a 25km drive are the towns of Taree, Coopernook, Harrington and Crowdy Head. This exceptional property presents a rare opportunity to enjoy multi-million dollar views at a fraction of the price. As one of the most affordable riverside locations on the East Coast, it promises to impress and delight with its outstanding features. We invite you to visit at one of our upcoming open homes or Contact Justin Atkins on 0417 955 176 or Kelly Sawyer 0421 025 081 for further information.



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## More About this Property

<b>Property ID</b>	1QVGF7G
<b>Property Type</b>	House
<b>Land Area</b>	706.9 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Spa Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Hot Water View of the Manning River

**Justin Atkins 0417 955 176**

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7 FERRY ROAD, CROKI

Floor Plan measurements are approximate and are for descriptive purposes only.  
Floor Plan by James Cook Property Group, jamescook.com.au



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