



## South Bowenfels, 440 McKanes Falls Road

### "Riverview" A Private Oasis With Coxs River Frontage

Set at the foot of Mount Blaxland with direct access to a wide stretch of the pristine Coxs River, "Riverview" is a once in a lifetime opportunity to secure a prime acreage property in this tightly held and historic location.

The 269 acre property has an abundance of natural timber along with multiple cleared areas and river flats. There is a choice of building sites each offering a different aspect of the surrounding landscape.

A generous 1.6 kilometre frontage to Coxs River is the centrepiece of the property. A popular body of water for trout fishermen with crystal clear fast flowing water along with large pools and lagoons. Platypus are frequently seen in the river. It is also great for swimming, kayaking, and catching yabbies.



LAND 109.03 ha

**For Sale**  
\$800,000

**Contact**  
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**(02) 6351 2548**

The property also has Bowen Creek running through. This smaller artery that feeds into the Coxs River rises from the valley floor and has a number of small waterfalls and rocky outcrops.

Ideal for keen bushwalkers, the rugged peaks of Lawsons Sugarloaf and Wentworths Sugarloaf sit within the property boundary. At an elevation just over 900 metres they offer stunning, panoramic views from their high points.

Located just 2 hours drive from Sydney with sealed road frontage to the front gate, the property is an easy commute for any weekend getaway, and Lithgow Town Centre is a short 10 minute drive up the road.

"Riverview" -Your dream country escape.  
Inspection strictly by advance appointment.

## More About this Property

Property ID	1HSYF9X
Property Type	Lifestyle
Land Area	109.03 ha

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