



3503 Big River Way, COWPER, NSW 2460

Absolute Clarence River Frontage

The owners welcome all offers, which will be considered on or before Sunday, 9th November.

Modern Family Haven Between Grafton, Maclean & Yamba

Wake up to the gentle shimmer of the Clarence River and end each day with a front-row seat to breathtaking sunsets - all from your own back verandah. Positioned right on the riverbank in the serene Cowper district, this stunning three-bedroom, two-bathroom residence offers the ultimate blend of comfort, style, and lifestyle freedom on a generous 3,052 sqm parcel of land.

Perfectly located midway between Grafton and Yamba, with the picturesque river village of Brushgrove in view, this is the best of all worlds - rural tranquillity, waterfront living, and easy access to the region's most loved coastal and country destinations.

A Riverfront Lifestyle Few Get to Experience

From the moment you arrive, you're drawn to the sweeping lawns, established gardens,

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TYPE: For Sale

INTERNET ID: 133P0197

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

Elders Real Estate Grafton
3/97-101 Prince Street
Grafton, NSW
02 6615 1602

Benny Holder
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and uninterrupted views down to the waterline. Whether it's kayaking from your private pontoon, fishing at dusk, or simply enjoying a quiet morning coffee as the river flows by, this is a property designed to slow life down and make every day feel like a getaway.

Bright, Modern & Effortlessly Functional

Step inside and discover a home that feels both open and refined. The generous open-plan living, kitchen, and dining area captures the essence of modern family living - light-filled, welcoming, and perfectly connected to the outdoors. Large glass doors open onto a full-length verandah, framing those sweeping river views and inviting seamless indoor-outdoor entertaining.

The sleek modern kitchen sits at the heart of the home, designed for both family life and entertaining. Stone benchtops, premium appliances, and an inviting island bench make it as practical as it is stylish.

A separate media room provides space for relaxation, movie nights, or a kids' retreat, while air conditioning ensures year-round comfort.

Comfort, Privacy & Practicality

The master suite is privately positioned at one end of the home, creating a peaceful retreat complete with ensuite and serene river views. The remaining bedrooms are well-sized and thoughtfully placed for privacy and family functionality.

Outside, the expansive back garden offers space for children and pets to explore, along with a spa, full-length verandah, and direct access to the Clarence River. The pontoon is ideal for boating, fishing, or enjoying those golden Cowper sunsets.

Key Features

- Absolute Clarence River frontage with pontoon and direct water access
- Elevated 3,052 sqm block with sweeping lawns and gardens
- Three bedrooms, two bathrooms, including private master with ensuite and river views
- Spacious open-plan living, dining, and kitchen plus dedicated media room
- Modern kitchen with stone benchtops, island bench, and quality appliances
- Full-length verandah for outdoor living and entertaining
- Outdoor spa overlooking the river
- Solar panels and solar hot water for energy efficiency
- Double garage, carport, workshop and shed for storage, boats or hobbies
- Ideally located midway between Grafton and Yamba, with Brushgrove village nearby

Why You'll Love It

This is more than a home - it's a lifestyle that's becoming harder to find. A peaceful riverfront setting, a stylish modern home, and a central location connecting you to Grafton, Maclean, and Yamba.

Whether you're after a forever family home, a weekend escape, or a blue-chip investment in one of the Clarence Valley's most desirable corridors, 3503 Big River

Way delivers space, quality, and a lifestyle that truly captures the essence of riverfront living.

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

Candy Boulton Licence No. 20424578

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Other features: River Views

- Land Area 3,052.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4











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* Dimensions are approximate and for illustrative purposes only

