



## 3179 Big River Way, COWPER, NSW 2460

Unrivalled Riverfront Acreage with Infrastructure, Privacy & Scale

**35.14 hectares, 86.83 acres**

Set along the banks of the Clarence River, 3179 Big River Way, Cowper represents a truly exceptional offering—approximately 35.14 hectares (86.8 acres) of premium riverfront land, combining scale, infrastructure and lifestyle in a way that is rarely seen and even more rarely offered.

This is a property defined by its presence and preparation. From the moment you enter via the upgraded driveway, it is clear that every element has been thoughtfully considered. The property is anchored by a flood-free elevated mound, providing a secure and commanding position for a future residence, capturing both outlook and peace of mind.

The land itself is expansive and highly usable, offering a balance of open areas and natural surroundings, all framed by direct river frontage. Whether your vision is to create a private estate, a lifestyle retreat or a long-term landholding, the foundation here is already in place.

What truly sets this property apart is the depth of infrastructure already established.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 133P0247

**SALE DETAILS**

**\$2,000,000**

**CONTACT DETAILS**

**Elders Real Estate Grafton**

3/97-101 Prince Street

Grafton, NSW

02 6615 1602

**Benny Holder**

0411 132 517

Multiple substantial sheds provide extensive storage, workshop space and operational flexibility, making the property equally suited to lifestyle buyers, trades or those requiring serious infrastructure from day one. The inclusion of a tennis court adds a further layer of lifestyle appeal, reinforcing the estate-like nature of the holding.

Properties of this calibre are not simply purchased-they are secured and held. The scale of the land, the quality of improvements and the rare combination of riverfront access, elevation and infrastructure place this offering in a category of its own within the Clarence Valley market.

Positioned within comfortable reach of Grafton and surrounding townships, the property balances privacy and accessibility, allowing you to enjoy a secluded rural setting without compromising convenience.

This is an opportunity to acquire a significant riverfront estate with the groundwork already completed, ready for the next custodian to bring their vision to life.

Opportunities of this scale and calibre are exceptionally rare - contact the Elders Real Estate Clarence Valley team for further information or to arrange a private inspection.

- Land Area 35.14 hectares







