

## 62-86 Springwood Road Agnes Banks NSW

This is an opportunity not to be missed! For the first time for sale in over 70 years, Bennett Property would like to introduce "Timmins Farm", an expansive parcel of over 29 vacant riverfront acres. 3 titles to be offered for sale in one line.

Ideal acreage with exceptionally long road frontage. Also consisting of versatile river frontage along the Nepean River. The property is irrigated from the river and has "30 Megalitre irrigation water licence".

This vacant land would be perfect for a market garden, agriculture or any farming pursuit. Unlimited opportunities with endless potential.

For further information, please do not hesitate to contact Bennett Property.

**Price** : \$4,500,000  
**Land Size** : 29 Acres  
**View** : <https://www.bennettproperty.com.au/sale/nsw/hawkesbury/agnes-banks/residential/land/7605886>



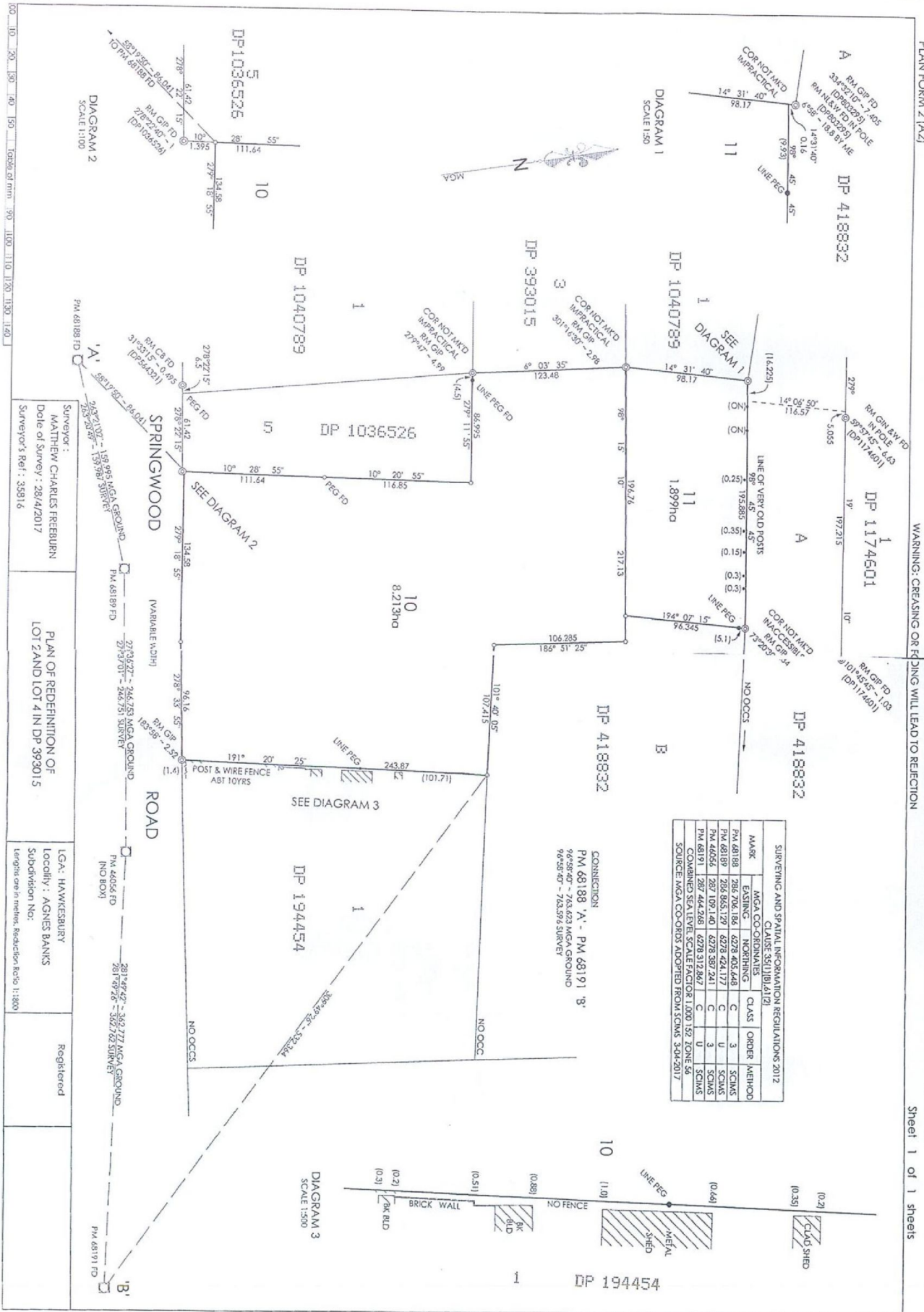
**Michael Bennett**  
02 4578 1234



**Jacob Bennett**  
02 4578 1234



WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION



SURVEYING AND SPATIAL INFORMATION REGULATIONS 2012			
CLAUSE 35(1)(b)(ii)			
MARK	MGA CO-ORDINATES	CLASS	ORDER METHOD
PM 68188	286 706.186	6278 405.648	C 3
PM 68189	286 835.129	6278 424.177	C 3
PM 40654	287 109.140	6278 587.241	C 3
PM 68191	287 444.268	6278 312.867	C 3
			U
			SCMS

COMBINED SEA LEVEL SCALE FACTOR 1.000 152 ZONE 56  
SOURCE: MGA CO-ORDS ADOPTED FROM SCMS 3-04-2017

CONNECTION:  
PM 68188 'A' - PM 68191 'B'  
6282.42 - 726.623 MGA GROUND  
98.58407 - 758.578 SURVEY

Surveyor:  
MATTHEW CHARLES FREEBURN  
Date of Survey: 28/4/2017  
Surveyor's Ref.: 35816

PLAN OF REDEFINITION OF  
LOT 2 AND LOT 4 IN DP 393015

LGAL: HAWKESBURY  
Locality: AGNES BANKS  
Subdivision No:

Registered

PM 68188 FD  
PM 68189 FD  
PM 68191 FD  
PM 40654 FD  
NO BOX