

# Rare riverfront paradise first time on offer in 70 years

Live the great Australian dream - opportunity to build your dream home

With its quintessential Australian scenery, "Riverview" has provided the ultimate in rural living lifestyle for the Bewley family who are shifting down a gear and are ready to pass the property on to a new generation.

Just 20 minutes from the Hume Highway, the 172.2-hectare Jugiong property is set among rolling hills and is bordered by the gum-lined Cumbamurra River.

"Riverview' has been in our family for 70 years," vendor Trisha Stadtmiller Bewley said. "It's part of the fabric of our lives. It is where we worked, grew up and prospered together."

Free from infrastructure, agent George Southwell describes the property as "rare as hen's teeth" providing the new owners with the opportunity to build their dream riverfront home or increase value by adding-on to an existing property.

"Riverview is a true picture of serenity, hidden away with private access to the stunning flowing river, but easily located to small gem towns such as Harden, Jugiong, Binalong and Yass, which offer all the conveniences and services you could possibly need."

Trisha echoes the agent's sentiments when it comes to what Jugiong offers, a town she says is "experiencing a renaissance".

"At the forefront of this charge is the revamp of The Sir George – the town's landmark 1845 pub. The Sir George offers a unique eat, drink, bake experience in the Australian bush.

"Additionally The Long Track Pantry, in the beautifully restored Jugiong General Store, is a thriving produce store and café loved by locals and travellers alike," Trisha highlights, listing the art studio, florist, wood turning business and The Jugiong Wine Cellar as other local favourites.

Accessed by an all-weather unsealed road, "Riverview" is split into three paddocks with natural and introduced pastures on granite-based loam soils.

Featuring two dams and a permanent water supply from the river, it has been a productive farming property for Trisha and her husband Stuart.

"This farm has provided a regular income stream for my parents who, once my father returned from serving in the air force during World War II, settled down and raised their five children," Trisha said.

"My parents successfully ran 'Riverview' as a mixed sheep and cattle farming business for half a century.

"When we took over the farm, we operated it as a beef farming enterprise. At that time, my parents told us, 'It's a great piece of land. Treasure it' – and we have for the past 20 years."

The Cumbamurra River has played an especially poignant role for both generations, providing a picturesque location for family gatherings including barbecues, camping and fishing.

"We're selling it now as we are looking at the next phase in our lives, which opens up the opportunity for the new owner to enjoy the economic and lifestyle benefits of 'Riverview' as much as we have," Trisha said.

"While my husband has been engaged in full time farming, I've worked professionally within the education sector. In terms of life balance and overall well being, there has been nothing better after a busy day out in the workforce than getting on the quad bikes with our dogs, mustering and working with our cattle in the fresh air and open spaces that 'Riverview' affords.

"Our hope is that 'Riverview' is purchased by someone who appreciates all that it has to offer. If we were to say one thing to the new owner, it would be to echo my parents' words: 'Treasure it because it is a great piece of land'."

END

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