



533 Canyonleigh Road, Brayton

Price Guide - \$1,395,000

Discover the perfect balance of space, lifestyle, and tranquillity with this rare rural holding on the banks of the Wollondilly River.

Nestled on 40 acres (16.19 hectares) of fertile land, this exceptional property is complemented by established trees and absolute riverfront access, offering idyllic opportunities for fishing, kayaking, or simply unwinding by the water.

- Main Residence

The comfortable 3-bedroom home features an open-plan living design and wide verandahs crafted to capture sweeping views of the surrounding countryside. Accompanied by a slow combustion fire place placed perfectly for those colder winter days.

- Charming Off Grid Cabin

Perched in an elevated position, the additional off grid cabin provides a peaceful retreat. It includes a generous verandah with panoramic views, a basic yet functional bathroom (toilet and shower), an ideal kitchenette & solar-powered utilities for self-sufficient living.

- Land & Lifestyle Potential

Property ID:	L35583561
Property Type:	House
Land Area:	16.19 hectares

Clayton Smith
0459 575 988
clayton.smith@sh.rh.com.au

The property is perfectly suited for horses, hobby farming, or serving as a weekend or long-term rural retreat. Its flat-to-undulating terrain and river frontage enhance both accessibility and natural charm.

- Convenient Location & Access

Just a 10-minute drive to Marulan town centre, offering shops, schools, and transport links with easy access to the Hume Highway ideal for commuting or visiting regional centres. Approximately 30 minutes from Moss Vale, and just under 2 hours from Sydney, the final 5km of unsealed roads add to the sense of rural escape while maintaining convenient access.

Contact Clayton Smith on 0459 575 988 or Georja Todd on 0400 355 528!