

# 101 Millingandi Shortcut Road, Millingandi, NSW 2549



## Sold Acreage

Friday, 22 December 2023

101 Millingandi Shortcut Road, Millingandi, NSW 2549

Bedrooms: 3

Bathrooms: 1

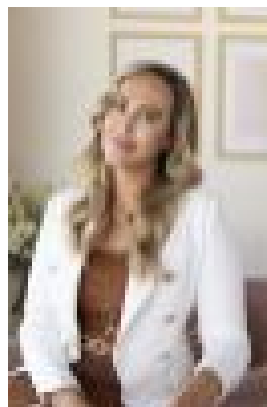
Parkings: 2

Area: 2 m2

Type: Acreage



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**\$1,200,000**

Talk about a short cut to happiness! 101 Millingandi Short Cut Road is a rural oasis offering the perfect sea-change – tree-change. It's 6 acres of arable land with a three bedroom home and swimming pool that's completely private but still close to town! Currently operating as a successful lettuce farm – hands up all those with green thumbs?! This place is your short cut to the quiet farming life you've always imagined. 101 Millingandi Road is a level parcel of land that's cleared, is fully fenced and is easy to maintain. It operates on a standard septic system, has a few tanks for paddock irrigation and drought proofing but is on town water. There are two large sheds, one fitted out as a studio apartment. The brick home has three bedrooms and one bathroom. It's got an inviting open plan living area that overlooks the pool and property. A reverse cycle AC keeps the place cool in Summer whilst the Norseman wood heater makes things cosy during Winter. The pool is an 11m x 4m mineral pool with solar heating. It's 2.2m deep which is extraordinary! Set close to the house, it's easy to imagine this outdoor area as another living space! Imagine the family get togethers and relaxing weekends, lapping up the good times by the pool. With no neighbours nearby, you can crank up the tunes and slip off the swimsuit! (Would somebody pass us a margarita, please!?) Of course the location is perfect! It's literally six minutes in to the village of Pambula and ten into the township of Merimbula. Within moments you're on the highway so you can head north and be in Bega within twenty minutes. Turn south and a trip to Eden is barely fifteen minutes. Millingandi is a highly sought after location and properties in this precinct don't present that often! This one really is a short cut – short cut to that hobby farm you've always wanted, short cut into that River Cottage business/lifestyle you've seen on TV, short cut to a family friendly home with space for the kids to splash and play, short cut to finally owning your own patch of Oz! Take the short cut to 101 Millingandi Short Cut Road and prepare to be delighted! More things you'll find at the short cut... \* 2 oversized double lock up sheds. One is 7m x 7m – perfect for the car, the workshop, the tools and the toys. The other is 8m x 6m and is currently functioning as a rumpus room and studio adjacent to the inground pool.\* The inground pool is fully fenced to safety standards and is solar heated. It's currently operating as salt-water but has mineral capabilities – let your tired muscles unwind each day in your own magnesium treatment pool!\* Garden shed.\* Couple of large water tanks service the paddocks for irrigation. Sprinkler system is installed.\* Dam in far paddock – fills easily with good rain.\* Outstanding soil for growing and great conditions for grazing.