

11 HILLVIEW PLACE, Ulladulla, NSW 2539



Lifestyle For Sale

Tuesday, 7 May 2024

11 HILLVIEW PLACE, Ulladulla, NSW 2539

Bedrooms: 4

Bathrooms: 3

Parkings: 9

Area: 1 m2

Type: Lifestyle

\$3,100,000 - \$3,400,000

To enquire, please email or call 1300 815 051 and enter code 2158 First time offered in 27 years. This 1-hectare (2.5 acres) lifestyle property has plenty of wow factor with so many extras and yet so many more possibilities. The garden is carefully planted to block out the street from the home giving you peace & privacy. The eastern-facing front verandah with its gorgeous cottage garden is the perfect place for your morning coffee. Enter the double front doors onto polished timber floorboards throughout. On the right is a spacious home office with loads of storage to keep everything tidy. Beyond you will find an open plan lounge, dining & kitchen with a combustion fireplace opening onto a large enclosed entertainer's deck overlooking the Budawang Mountain Ranges. Also on offer is a Games Room complete with pool table & bar and a separate large TV/Media family room or Playroom for the kids. Enjoy heaps of space for all the family. There is a huge main bedroom suite with WIR & ensuite and 3 additional double bedrooms, all with large built-in wardrobes. Family sized laundry with extensive storage and all bathrooms have been recently renovated. The house surrounds a 4 car remote controlled lockup garage with internal access. And for whatever doesn't fit in the garage, there is a 12.4m wide x 9.4m deep shed with two 3m wide x 2.6m high roller doors, personal access door and toilet. Attached to this is a two bay 9m wide x 9.4m deep carport which means you can have all your toys either locked away or undercover from the weather. Whilst the property cannot be subdivided, another home can be built on the land (STCA), and as there is no building envelope, a second premises can be positioned anywhere on the block. Think Airbnb, boutique wedding accommodation or purchase for the ultimate extended family holiday destination. The boundary is fenced so there is the potential for horse agistment income or a pony or two for the kids and make use of the existing arena. There is already a stable, come chook-shed, come wood-shed. Whatever you need it to be. The arena also makes a great cricket pitch, soccer field or campground or tons of space to ride minibikes around. Finish the day off around the fire pit while cooking a pizza in the wood-fired pizza oven. There is a lovely veggie patch and numerous fruit trees including apple, pear, mango, banana, orange, grapefruit, mandarin, lemon, mulberry & blueberry as well as a mature macadamia tree. From the awesome views taking in Pigeon House Mountain & The Castle to the fact that you are merely 3.9kms to Ulladulla Harbour/CBD; this home with its substantial layout & premier location is ready to provide its new owners with a lifestyle defined by space, choice & potential.

Property Features: 1 hectare land size 6.5kw PV electric solar panels Solar hot water service 22,000 litre water tanks on house + additional 22,000 litre water tank on shed House can be run on rainwater which means your water usage could be as little as \$2 per quarter or switch over to mains water with the turn of a handle 3 separate living areas + large enclosed entertaining deck Full double brick home Large combustion fireplace in lounge room Gas bayonets in lounge room & family room Substantial home office 4 generous sized bedrooms. Main with WIR and 3 with large built-in wardrobes Polished timber floorboards throughout and all bedrooms with carpet Newly renovated bathrooms Large tiled laundry with full length linen cupboards Loads of storage Under house lockable storage for ride on lawnmower and garden tools 4 car remote controlled lock up garage with internal house access 3 car shed with workshop and separate toilet 2 bay carport Horse stable/chook shed/wood shed Fire pit & pizza oven 2.1kms to Cupitt's Winery (or a leisurely 30min walk) 3.3kms to Ulladulla Public School 3.8kms to Ulladulla High School 3.9kms to Ulladulla shops 5.1kms to Milton shops 5.7kms to Mollymook Beach To enquire, please email or call 1300 815 051 and enter code 2158