

# 13 Raktari Place, Kalaru, NSW 2550

## Sold Acreage

Saturday, 19 August 2023

13 Raktari Place, Kalaru, NSW 2550

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 4 m2

Type: Acreage



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**\$720,000**

Searching for that hidden haven on 4.01 hectares, only 5 minutes from the beach? This Kalaru property effortlessly combines the convenience of town living with forest tranquility and the allure of the adjoining Cohen's Lake (also known as Blackfellows Lake). Just a 5-minute drive to Tathra Beach and 15 minutes to Bega, it offers the best of both worlds.

**Key Features:**

- Nature's Abode:** Explore the beauty of lush gullies adorned with ferns and other native flora and towering eucalyptus trees. These biodiverse areas exemplify the delicate balance between human habitation and nature's marvels. The gullies offer a preservation opportunity, a chance to safeguard these treasures for generations.
- Eco-Friendly Lifestyle:** Conveniently connected to mains power and water, this interesting property already has a cleared area to possibly build your 'tree-change' home (STCA), without compromising sustainability. The existing 2.5kva solar panels, solar hot water and composting toilet enhance the eco-conscious way of life.
- Enhanced Value:** There has been substantial investment already to prepare this property for the next stage of building. This includes a \$20k all-weather driveway, connection to town water and electricity, a 1 bedroom council certified dwelling with kitchen, a \$4k wood heater with oven, and an approved Clivus Multrum Composting toilet. Other modest caravan accommodation options are also onsite.
- The 1 bedroom dwelling** is modest yet comfortable. There is a construction certificate and it has been Council approved for occupancy. It is ideal for a retreat or weekender and would provide immediate living while you work towards your dream home.
- Outdoor Enthusiast's Haven:** Indulge in fishing, boating or kayaking, a few minutes walk from your doorstep or launch from the nearby Kalaru Boat Ramp. Cohen's Lake adjoins the Bega River and then flows out to the ocean...so many options for the water lover.
- Convenient Locale:** A mere 5 minutes from Tathra and 15 minutes to Bega, this property promises coastal delights, easy work and school commutes, urban amenities and so many recreational options. Tathra has world class mountain bike tracks, surf and beach, the Country Club with its wonderful 18 holes golf course, excellent tennis courts and sporting fields, the Bowling Club, Tathra Surf Club, cafes galore, Kianniny boat ramp for ocean fishing and of course the iconic Tathra Hotel and Tathra Wharf.

This lovely property goes beyond providing space and privacy; it's an opportunity to embrace a lifestyle that reveres nature, cherishes serene surroundings, and nurtures the potential for a 'home amongst the gum trees.'

4 Hectares with 1 bedroom dwelling in Sought-After Kalaru - Priced to Sell @ \$700,000

**STRICTLY NO ACCESS TO THE PROPERTY WITHOUT AGENT - please respect the tenant's privacy!** Private inspections by arrangement only. Call us now: Peta 0448 782 945 Guy 0427 944 435