

**1320 Bolong Road, Coolangatta, NSW 2535**



**House For Sale**

Monday, 15 April 2024

1320 Bolong Road, Coolangatta, NSW 2535

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 8**

**Area: 1 m2**

**Type: House**



Daniel Watt

## Expressions of Interest

Just two hours south of Sydney, a magical green location sits at the confluence of three unique natural assets – Seven Mile Beach National Park, Shoalhaven River and the iconic silhouette of Coolangatta Mountain. It's the latter that watches over 1320 Bolong Rd and lends its name to this special 1-hectare 'Coolangatta Park' residence. It's impossible to ignore the history of this area, with the award-winning Coolangatta Estate Winery literally across the road. In fact, this 1860s homestead was once part of that very estate, possibly explaining the grandeur of the circular paved driveway that welcomes you home. Coolangatta Park's four-bedroom original home presents an impressive face – solid brick with stained-glass window features, slate-tiled roof, multiple chimneys and large front veranda. Inside, polished hardwood floors and double height ceilings await, with ample clues to its Victorian-era bones – archways, leadlights, ornate fireplaces, chandeliers, bay windows and red cedar mantels. These original features are on full display throughout the front of the house – such as in the living room, formal dining room, bedrooms, bathroom and country-style kitchen. The footprint has also been extended over the years to add further living areas including a central dining hall, sunroom/bar and large wing off the master bedroom. This extra space offers enormous potential to update or completely reimagine the floor plan in an exciting new way. The established grounds at Coolangatta Park are impressive. Elevated and near-level, with river and rural views in every direction, they feature a large north-facing inground pool, remote three-car garage/workshop plus a separate two-bedroom self-contained cottage. The cottage looks out to an idyllic pond, gazebo and babbling brook, while the rest of the gardens contain a mix of mature eucalypts, willows, jacaranda, cypress, frangipani, palms and even cactus – with further space for animals, fruit trees or vegetable gardens if desired. Continuously occupied since it was built, this is a property ready for some attention to reveal its exciting next chapter. The beauty and versatility of the setting make it ideal as a substantial family home or a memorable function venue or retreat. Considering its proximity to beaches, wineries, golf/fishing and short drive to popular Berry and Gerroa, this is a landmark property that is sure to be a keepsake for generations to come. EOI - closes 5pm 24 May (call for details)