

**140E Narrawallee Creek Rd, Lake Conjola, NSW  
2539**

**Raine&Horne.**

**Acreage For Sale**

Wednesday, 12 June 2024

140E Narrawallee Creek Rd, Lake Conjola, NSW 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 2 m2**

**Type: Acreage**



Ben Pryde

0244553800

## Price by Negotiation

A stunning elevated single-level home on a tranquil easy care 5 acres with scenic views of the Budawang Ranges and surrounding bushland. Immerse yourself within the beauty of the south coast without sacrificing access to everyday conveniences, with the historic township of Milton a short 15 minutes' drive away and shops and Bowling Club at Lake Conjola only 5 minutes from the property. Featuring an abundance of wildlife, this serene property offers an opportunity for a lifestyle of tranquillity or a bounty of leisure activities. Surrounded by bushwalking tracks and bike riding trails, as well as the lake river and beaches, the recreational choices are vast and varied. Or simply relax on the covered entertaining deck and enjoy the sunshine and serenity. Thoughtfully designed and thermally optimised, this north facing home provides comfortable, solar passive living. Capturing the gentle cooling breeze in summer and retaining the warmth in winter the unique design, paired with the 6.5kw of solar power ensures both environment and your wallet will be rejoicing. The impeccable kitchen showcases a large Belling gas cooktop and electric oven, polished concrete benchtops with ample storage. Direct access via a servery window to the deck makes entertaining so easy, friends and family can savour the views and relax while being entertained. High vaulted ceilings, reclaimed heritage bricks and solid oak doors all contribute to the smart rustic charm of this stunning lodge. Featuring a large slow combustion fireplace, the open plan living area opens onto the covered entertaining deck, featuring a beautiful in-deck concrete plunge pool. Enjoy a dip in the pool surrounded by the pristine native landscape. There are two extra-large bedrooms with views of the Budawang Range and sliding door access to the wrap-around verandah. Air-conditioning and ceiling fans ensure a comfortable night's sleep. Awake refreshed to picturesque views in this tranquil location. The luxurious main bathroom is tiled to the ceiling and perfectly placed windows frame the scenic vistas whilst under the raindrop shower. There is a separate powder room and spacious laundry with ample storage. Nestled privately away from the main house is a council approved garage/workshop with beautifully crafted features. This building could easily be utilised as guest accommodation, a yoga studio or the perfect home office. Accommodate the farm toys, beach gear, boats and caravans in the huge utility shed with a double garage and undercover wood storage area. Enjoy a sustainable lifestyle with a thriving established vegetable garden and fruit trees. The house yard is fully fenced and there is an abundance of water storage available. Featuring:

- Unique solar passive home with rustic features
- Open plan living areas with vaulted ceilings
- In-deck concrete swimming pool
- Covered entertaining deck with servery from the kitchen
- Creative use of reclaimed bricks and timber
- 85,000 Litres of double filtered tank water
- Council approved separate building (as a garage) - ideal guest accommodation or teenage retreat, yoga studio or art studio
- 6.5kw of rooftop solar panels
- Solar hot water system
- Full wraparound ironbark decking
- Rooftop sprinkler System
- Perfect for a holiday house or your forever retreat

An eco-home with stunning features, surrounded by the most impressive natural wilderness.