

1795 Tathra Bermagui Road, Wapengo, NSW 2550

CULLEN ROYLE

Sold Acreage

Wednesday, 6 December 2023

1795 Tathra Bermagui Road, Wapengo, NSW 2550

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 31 m2

Type: Acreage



Richard Royle



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Contact agent

Ivy Hill is located in the tightly held Wapengo district on the magnificent Sapphire Coast of NSW. It has the dual advantage of country living while enjoying all the pleasures of the ocean and waterways. The farm and region showcase nature in its finest with crystal clear water, sandy beaches and approx 77 acres of meticulous pastures and paddocks.* 5min* to swimming at Bithry Inlet/Wapengo Lagoon* 18min* to vibrant seaside village of Tathra* 17min* to surfing hot spot of Cuttagee Beach* 24min* to fishing mecca of Bermagui* 28min* to inland dairy country of Bega* 44min* to Merimbula Airport* 1hr* to foodie hub of Narooma

The Ivy Hill homestead has recently undergone a complete transformation using the highest standard of building and designed. The homestead enjoys lovely ocean sea breezes and wonderful views of Biamanga National Park and Mumbulla Mountain – an important Aboriginal site for the Yuin people. The elegant single level homestead features an open plan design with light filled interiors, solid brush box timber flooring, contemporary bathrooms, and chef grade kitchen with Wolf and Liebherr appliances.* Reverse cycle air-conditioning & slow combustion wood fireplace* Underfloor heat in all the bathrooms and the mud room

There is an abundance of accommodation for guests and family with five bedrooms (two with ensuites), three bathrooms, two powder rooms and two separate living areas. The heart of the homestead is the large open plan dining, living and gourmet kitchen, a great space to gather, unwind and relax. Complemented by the large wraparound verandah with blackbutt hardwood decking, wide entertaining spaces, ideal for outdoor dining and overlooking the farm. The farm is very productive for its size and offers excellent cattle handling facilities which include new steel portable panels, covered vet crush work area, power and water. The yards are conveniently located near the house and offer all weather access with a capacity to hold approximately 100 head.* Meticulously improved pastures* Rich brownish black loam soil* Regenerative farming practices* Excellent fencing across the property* Large machinery shed, concrete floor & lock-up doors

Water is a standout feature with its high average rainfall 917mm* per annum, permanent Wapengo Creek, dams and a reticulated water system comprising concrete troughs and tanks.* 79 Megalitre irrigation water licence* 380,000 litres combined water storage

For further details or assistance please call Richard Royle (0418 961 575) or Deborah Cullen (0401 849 955).*

Approx