

**189 Ferndale Lane, Wolumla, NSW 2550**



**Acreage For Sale**

Monday, 22 January 2024

189 Ferndale Lane, Wolumla, NSW 2550

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 16 m2**

**Type: Acreage**



Paul Griffin

0400024300

**\$990,000**

Start on a journey to 189 Ferndale Lane, Wolumla, where 40 private acres of grazing and unspoilt bush await on the very edge of popular Wolumla village. A true escape from the ordinary! Designed for seamless living with an open-plan layout this home boasts a large modern stylish kitchen which is the ideal area for family and friends to gather. Make your way out through French glass doors to a fantastic outdoor alfresco area perfect for entertaining and enjoying the gorgeous surroundings. The property offers a distinctive split-level three-bedroom home, featuring high ceilings that creates an atmosphere of spaciousness. Imagine waking up in the larger than usual main bedroom to tranquil surroundings, then stepping out through the French doors onto the wrap-around verandas that envelop the home. Offering breathtaking views of the landscape through picturesque private gardens. For added versatility an extra fully insulated room is attached to the house which is perfect for a teenage retreat, office or separate rumpus room. The newly built large shed is sure to impress as it includes a fully insulated, lined and air-conditioned man cave, 2 lockable bays plus a large mezzanine level for extra storage and a carport attached. Nature enthusiasts will revel in the property's diverse character – part cleared, part bush and backing onto National Park. In heavier rainfall an impressive waterfall cascades through the property. There is a good supply of water with a nearby dam and water tanks with the combined capacity of 45,000 Litres. The vegetable garden and chicken shed complete this rural dream. 189 Ferndale Lane seamlessly combines rural living with the convenience of proximity to town. Close to the essential amenities and services of Bega, being only 23km away, and 14km to the Merimbula CBD where there is an abundance of local shops, cafes, beautiful estuaries, lakes and stunning beaches. This is not just a property; it's an invitation to embrace a life of tranquillity, privacy and space.