

19 Lake Conjola Entrance Road, Yatte Yattah, NSW 2539 **Raine&Horne.**

Sold Lifestyle

Monday, 14 August 2023

19 Lake Conjola Entrance Road, Yatte Yattah, NSW 2539

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 2 m2

Type: Lifestyle



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\$1,440,000

As the sun streams through picture windows, you could mistake this home for a villa in the hills of Tuscany where afternoons are spent sipping wine and soaking up the views over rolling green hills. Inspired by their Italian heritage, the original owners created a little slice of Tuscany on 5 & 1/2 acres just minutes from the shores of Lake Conjola and the vibrant township of Milton. Built in 2001, the gorgeous main residence features open-plan living with high ceilings, exposed beams and terracotta tiled floors creating a warm and inviting space to share with family and friends. In typical Italian style, the kitchen and dining area are at the heart of the home and flow onto a spacious lounge room warmed by a beautiful open fireplace. The large living area opens onto the large north-facing deck soaking up the sun and views. The upstairs bedroom overlooks cottage gardens, while downstairs you have a choice of 2 additional bathrooms (including spa bath), 2 large bedrooms, both with built-in robes plus another lounge area or large office, all with doors opening onto the sunny patio. The main residence includes an attached carport, plus a detached double garage with workshop, offering loads of storage space. In addition to the stunning main residence, a character-filled 70-year-old renovated and comfortable cottage offers guest accommodation, with 2 bedrooms, kitchen, lounge with fireplace, modern bathroom and a sitting room/study complete with views of the lake. Ideal for family stays or as an Airbnb. The cottage is currently rented for \$390 per week to wonderful long-term tenants. The property includes 2 dams providing pumped irrigation to the paddock and extensive gardens including fruit and olive trees. Plus more than 100,000 litres of tank water storage. Walking distance to the lake plus a 5 minute drive to historic Milton Village and world-famous Green Island surf break. If you're seeking a tree change, but Italy's a bit too far, then find your little piece of Tuscany on the NSW South Coast. Features: * 2 Comfortable homes set on 5.5 acres. * Views of Lake Conjola and rolling green hills. * Main house run as successful AirBnB rental - earning up to \$3000 per week in peak season. * Main house permanently rented previously for \$630 per week; cottage currently rented for \$390 per week. * Minutes to Milton, Lake Conjola, Green Island surf and south coast beaches (Bendalong, Mollymook etc). * Fully fenced, large paddock with two dams. 3 Water tanks - 96,000 litre rainwater tank, 20,000 litre garden irrigation tank, approximately 5,000 litre tank off the cottage. * Well maintained gardens and lawns.