

394 Garden Seat Road, Benandarah, NSW 2536



House For Sale

Saturday, 18 November 2023

394 Garden Seat Road, Benandarah, NSW 2536

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 48 m2

Type: House



Karen Herrick

\$3,000,000 - \$3,200,000

A once in a lifetime opportunity to own an off-grid paradise. "Mulwhy" farm is 48.55h (approx 120 acres), comprising of approx. 50 cleared acres and 70 timbered. Overlooking the junction of the Clyde River and Cockwhy Creek, this is a very rare deep-water frontage property, where you own to the high tide mark, and can pull a boat up to your private wharf at the former site of the historic Mulwhy timber mill, after which the property is named. The owner bought the property because fishing and privacy was his love. If fishing is your passion too, the unspoilt Clyde is known to offer a wide range of fish species, including bass, bream, perch, amongst others. Other water sports your family and friends can enjoy include water skiing, canoeing/kayaking, or paddling your SUP. Previously, there were 4 cabins on the river flats, so there is the possibility of eco cabins and/or camping, subject to council approval. The existing 5-bedroom off-grid home could be for guests or a property manager, or you could live in it while you build your dream home on one of many sites with stunning water views, as the property has the rarity of 2 building entitlements. The existing home is comfortable, with a large combustion fire, 1 bathroom, 3 toilets, and massive 6 car garage/workshop attached and has been a home to the family for 25 years. There is the option to connect to the grid if desired. The current owner holds a permit for responsible forestry harvesting of the 70 acres until mid-next year, which has many uses as an income source or supply of firewood, and can be renewed and extended by the new owner. Water needs are catered for with 3 large tanks and a 75m deep bore. There is a small orchard, 3 dams and 2 fenced paddocks to keep the horses in, or the cows out. Bean crops and turf were previously commercially grown on the river flats, so there is also the possibility of an income from cropping. With the added bonus of being only approx. 29 kms from Batemans Bay and approx. 46 kms from Ulladulla, you can easily go into town and have dinner on the weekend. There are so many beautiful spots on this property that it is hard to choose a favourite. Deep water river frontage doesn't come up often, so don't miss the opportunity to own this once in a lifetime property. For further information please send an email and a link will be sent that has all available info on the property including the contract or give me a call. Inspection is by appointment only.