

44 Narrawa Place, Bega, NSW 2550

Sold Acreage

Wednesday, 25 October 2023

44 Narrawa Place, Bega, NSW 2550

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 2 m2

Type: Acreage



Robert Schadel

\$1,380,000

It's not often that we find a stunning home and an amazing garden in one package. If it's privacy you seek, a great location, only 12 minutes to the beach, 5 minutes to town, and on a no-through road, this is all those. The home is solar passive, cool in summer and warm in winter and yes North facing. 198m² in size currently set up as a 2 bedroom with a study, offers a flexible floorplan. The first thing you will notice is the reverse brick veneer exterior, wonderful use of materials and colours here mimicking the line between earth and sky. Internally, an enclosed airlock keeps out the cool air on entry, it also contains a cloakroom/mudroom & leads to the central hallway which separates the rooms. The hallway features high ceilings, and louvre windows that give snippets of what lies beyond and allow light and air to penetrate throughout. The kitchen is full of useful prep and storage spaces, large countertops to cover with fruit and veggies and pull-out pantries for ingredients and storage ready for preserving days. All the mod cons, dishwasher, twin oven and a 2-way woodfire that heats up not just the kitchen, but the adjacent living room. This living room is super cosy in winter warmed by the woodfire but the design makes it a great place to escape the heat in summer, grab a book, watch some TV and enjoy, every season. My favourite room, and a room design I have never seen done so well is the north-facing garden room. Spacious and airy, with oversized windows and commanding roof height, it adjoins the study and kitchen. It feels like an outdoor firepit area, this room really brings the outside in with its plants & openness. The use of the concrete floor with inbuilt drains means you can actually hose the whole room out and water the internal garden without a worry, so clever. The main bedroom features a spacious ensuite and BIR whilst the 2nd bedroom is oversized with 2 double beds for the visitors and could be easily turned into 2 kids bedrooms. The study and main bedroom face the northern side of the house. The study is sizeable enough for two stay-at-home workers, it could also be 3rd bedroom if needed. The parklike 4.96 acres or 2.01 Ha are fully fenced. The house garden is approximately 1 acre in size and everything has been considered that is often forgotten like water, outdoor lighting and drainage. The houseyard is great for keeping pets and kids close whilst the boundaries show plantings of exotic trees, collected by the owner and planted amongst natives for privacy, preservation & colour. Wandering down to the dam, you'll find a vista of trees from Gondwana time with native pines to Truffle Oaks. A 13m X 13m enclosed garden holds raised garden beds with everything from asparagus, blueberries, strawberries and of course all the veggies you see in a supermarket, but with homegrown flavour. Pistachios, olives, avocado and finger limes are right by the house and kitchen. The garden is nothing without life-giving water, so we have town water, and access to a water bore, plus 120,000 litres of water tank storage and then the dam. The garden was designed to be low maintenance so don't be scared if you're not a gardener, but if you are, you will appreciate a horticulturist's green thumb in the selection of the best varieties and the exclusivity of the species chosen. We have a double carport, a single lock-up garage with a carport, that is coverage for 4 cars, plus a woodshed. You'll love the detached laundry washing room with an indoor clothesline, a toilet and hot and cold water taps for the outside bath in the great courtyard which also features an outdoor shower. The home is spoiled with mountain views of Biamanga and Doctor George can't be beaten. Privacy from the plantings from neighbours. Water security few can offer, sustainability with solar hot water and a bio septic reusing all the house water. Fully insulated walls and ceiling, even the concrete slab floor has insulation and the whole design focuses on energy efficiency. A very special property.