

71 Whittles Road, Wapengo, NSW 2550

CULLEN ROYLE

Sold Acreage

Friday, 1 September 2023

71 Whittles Road, Wapengo, NSW 2550

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 34 m2

Type: Acreage



Richard Royle



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Contact agent

Dundundra is located in the tightly held Wapengo district on the magnificent Sapphire Coast of NSW. Named for its blue coloured, sun-sparkled ocean waters. Dundundra has recently undergone a complete transformation, offering the highest standard of building and comfort while capturing the lovely ocean sea breezes. It has the dual advantage of country life while still enjoying all the pleasures of the nearby ocean and waterways. The farm and region showcase nature in its finest from the crystal clear water, sandy beaches and approx 86 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

Approx 5 minutes drive is the Bithry Inlet, where the Wapengo Lake meets the sea and would have to be one of the greatest swimming locations in Australia. This elegant home has been extended and fully renovated with sweeping views over the farmland and bush. The gardens have been fully planted and are well established.* Reverse cycle air-conditioning & slow combustion wood fireplace* Large steel machinery/storage shed with concrete floor and lock-up doors

Currently there is three bedrooms, two bathrooms, and a commercially approved Art Gallery. The gallery could be easily reconfigured to provide two further bedrooms or separate guest accommodation with its own private access. Complemented by the large wraparound verandah with blackbutt hardwood decking, multiple entertaining spaces, ideal for outdoor dining and overlooking the garden and valley below. The farm is very productive for its size and has been managed with a strong emphasis on land care and animal health. The paddocks have been divided into smaller paddocks, preventing overgrazing, and allowing grasses to reach their full potential.* Meticulously improved pastures* Rich brownish black loam soil* Regenerative farming practices* Excellent fencing across the property* Two large modern machinery/storage sheds

Water is a standout feature with its high average rainfall of 917mm* per annum, permanent Wapengo Creek, dams and a reticulated water system comprising troughs and tanks. The owners wanted to ensure the farm and house would have secure and clean water all-year-round for livestock, gardens and domestic use. There is extensive rainwater tanks which are interconnected with additional water captured from the machinery and storage sheds.* 207,700* litres combined water storage in tanks

The waterways have been fenced off to preserve the clean water supply for the farm and for the oyster farmers downstream. Dundundra has a DA approved commercial space which is currently being used as an Art Gallery. It was built to offer local creative artists a place to showcase the natural beauty, lifestyles and icons of the Sapphire Coast and Bega Valley to passing tourists. It is only a 3-hour* drive from Canberra via Cooma, 5.5-hour* drive Sydney and 7-hours* from Melbourne. Flights operate between Merimbula, Sydney and Melbourne. Whether you choose to fly or drive, there are many options available. For further details or assistance please call Richard Royle (0418961575) or Deborah Cullen (0401849955).*

* Approx