

**77 Yowani Road, Rosedale, NSW 2536**



**Sold House**

Friday, 3 November 2023

77 Yowani Road, Rosedale, NSW 2536

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Sarah Ralston

## Contact agent

Rosedale Beach House offers a quintessential and unique Australian ocean front retreat overlooking North Rosedale Beach with stunning views out towards Jimmy's Island. The Collette Dinnigan designed and decorated house is extremely luxuriously well-appointed and with its incredible view of the Pacific Ocean, perched on the clifftop with ocean front deck, it is a sundrenched, beautiful and tranquil place to unwind and entertain. It enjoys amazing sunrises and is the perfect place for whale watching in season. A smart chef's kitchen with hand built Italian marble bench tops; Double oven with gas cooktops; and a ZIP water station. The kitchen seamlessly flows into the open plan dining/living area that includes a gas fireplace, and an overhead projector with surround sound for both indoor and outdoor listening - all controlled by a wall mounted iPad. The primary bedroom offers the most incredible uninterrupted views out towards the ocean, and has ample wardrobe space, and an ensuite bathroom with a large bathtub. A second bedroom has an ensuite bathroom with shower and good wardrobe space; there is also a bedroom with two single beds. A private apartment with its own entry, has been designed to accommodate a king size bed and has an ensuite bathroom with shower and built in wardrobes. The property has a private and spacious rear west-facing outdoor entertaining area and deck, complete with uniquely designed built-in BBQ perfect for evening gatherings. There is an outdoor copper rain shower and plenty of space for surf boards. The house has been designed to be 95% off grid. It has Tesla Powerwall and an EV charging point and parking for two cars. The Eurobodalla coastline offers some of Australia's best seafood, scenic beaches, surfing destinations and water sports. The Clyde River is a 10-minute drive for oyster lovers. Rosedale Beach House is located 20 minutes north of Moruya in North Rosedale beach with Moruya Airport only 15 km (14min) away with direct flights to Sydney. By road Sydney is 295 km (3hr 50mins) and the Southern Highlands 195 km (2 hr 45min). FEATURES: Collette Dinnigan designed house and interiors Spacious impeccable open plan kitchen/dining room/living room Hardwood floors Gas fire Discrete overhead projector with surround sound (Music/Streaming) Primary bedroom facing out to the Pacific Ocean 2 further double bedrooms, one with private entry 1 single bedroom 3 bathrooms with Italian marble sinks, underfloor heating Outdoor Cooper shower, large outdoor BBQ area 95% Off grid with Tesla Powerwall and EV Charger House built to Bal 40 specifications Ducted heating and AC Back to base security system Listed in conjunction with Bradley Cocks at Di Jones Southern Highlands.