

8193 PRINCES HIGHWAY, Central Tilba, NSW 2546



Mixed Farming For Sale

Thursday, 16 November 2023

8193 PRINCES HIGHWAY, Central Tilba, NSW 2546

Bedrooms: 9

Bathrooms: 5

Parkings: 8

Area: 89 m2

Type: Mixed Farming



Bryan Coughlin
0477976908



John Murray
0475053869

\$3,950,000

Discover the charm of "Myrtlevalle," a meticulously restored early settler circa 1903 homestead nestled in the heart of Central Tilba. This unique property, spanning approximately 221.33 acres, combines historical allure with modern comfort, offering a rare opportunity for a diverse income-producing asset.

Main House - Modern Elegance with Breathtaking ViewsThe main house, a modern 5-bedroom brick home built in 1998, provides comfortable living with stunning panoramic views. From high ceilings to a renovated bathroom, this residence boasts a seamless blend of modern amenities and scenic beauty. Enjoy the picturesque landscapes of Gulaga Mountain, Najanuga, and the sea from the comfort of your home.

Original Homestead - Timeless Charm with a Touch of HistoryStep back in time with the meticulously restored original homestead. Built in 1903, this enchanting residence features authentic pressed tin ceilings, polished hardwood floors, and four bedrooms, including an ensuite with a walk-in robe. Currently tenanted, it presents an ideal opportunity for supplementary income, making it perfect for holiday rentals or Airbnb.

Farming & Infrastructure - A Productive and Versatile Property"Myrtlevalle" supports a herd of 35 beef cattle and calves, along with 50 sheep, on approximately 180 acres of cleared land. The property's infrastructure includes a machinery shed, an old dairy, a chook pen, and multiple storage options. With well-planned laneways, state-of-the-art stockyards, and loading areas, managing livestock is efficient and stress-free.

Water & Sustainability - A Commitment to Environmental Stewardship"Myrtlevalle" boasts a sustainable water management system, with Victoria Creek coursing through the property. Rainwater tanks, strategically placed across the land, ensure a reliable water supply. The property has also undertaken extensive environmental initiatives, including creek fencing, native tree planting, and the creation of environmentally sensitive zones.

Location & Accessibility - Your Gateway to the Far South CoastConveniently located only 3 minutes from Central Tilba, with easy access to Narooma and Bermagui, "Myrtlevalle" offers a serene lifestyle within reach of essential amenities. With Moruya and Merimbula airports just a short distance away, this property provides the perfect blend of tranquility and accessibility. If you've envisioned a lifestyle in a highly sought-after district, this rare opportunity is an absolute must-not-miss. Your dreams of living in the perfect location could become a reality.

For further information or to arrange a private inspection to experience what this property has to offer first-hand, please feel free to contact Bryan Coughlin via phone or email.* Disclaimer: Whale Coast Realty believes that all information contained herein be true and correct to the best of our ability and in no way misleading, however, all interested parties are advised to carry out their own inquiries and relevant searches independently.*