

**973 Wattamolla Road, Wattamolla, NSW 2535**



**Acreage For Sale**

Thursday, 9 May 2024

973 Wattamolla Road, Wattamolla, NSW 2535

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 28 m2**

**Type: Acreage**



Nick Dale

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## Contact Agent

If your brief is magnificent views, total privacy and a few more acres than the usual then eureka! You have found it. A very rare opportunity to acquire a sunny, north-facing property overlooking the beautiful Wattamolla Valley. Set high above the valley floor you will enjoy total privacy yet you are only ten minutes from Kangaroo Valley village, twenty minutes from Berry and thirty minutes to the beach. The home, originally built in 1997 is a contemporary design focusing on views, open spaces and light filled rooms. Built from red cedar cladding with masterful curved timber panels on the ceilings, beautiful Tasmanian oak is the focus inside, wide timber floorboards upstairs and concrete floors below it is truly a design before its time. A combination of town power, a Biocycle system, solar panels, solar hot water and three concrete rain water tanks ensures a high level of self sufficiency. The 70 acre property offers three cleared areas lending themselves to horses/cattle with a fully fenced top paddock with its own water supply. This land has been carefully managed for over thirty years on organic and permaculture principles. The opportunities here are limited only by your imagination. Features:-

- Three bedrooms with a study/office area
- Open fireplace and combustion fire
- Split system air conditioning
- Sealed driveway
- Barn with mezzanine level, space for two cars and abundant storage.
- Tall deciduous shade trees including maple, oak and Chinese elm
- Established orchards of citrus, apple (including cider apples) and nut trees.
- Mature climbing roses, jasmine and wisteria
- Dams for stock watering and two fully enclosed vegetable gardens.
- Several secure pens suitable for poultry
- Additional machinery shed
- Existing architect-designed plans for a house extension.