

**2 Conjola Mountain Road, Conjola, NSW 2539**

**Raine&Horne.**

**Lifestyle For Sale**

Wednesday, 26 June 2024

2 Conjola Mountain Road, Conjola, NSW 2539

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 3**

**Area: 40 m2**

**Type: Lifestyle**



Ben Pryde

0244553800

## Price by Negotiation

This stunning 100-acre (40.56ha) property offers breathtaking views eastward to Lake Conjola, the Pacific Ocean, and west with panoramic escarpment views. Nestled amidst creek flats, undulating hills, and serene rainforest, this is a haven for those seeking tranquillity and natural beauty. Enjoy the convenience of the picturesque Luncheon Creek system weaving through the valley, complete with deep swimming holes and two dams. Just a short 15-minute drive brings you to the historic Milton village, bustling with schools, a hospital, shopping centre, and renowned dining options. The golden sands of Mollymook Beach await just five minutes further. With options for primary production, this property is ideal for hobby farm enthusiasts, offering fully fenced grounds with eight cleared paddocks, perfect for cattle, sheep, or horses., the possibilities are endless. Build your dream escape amidst the chorus of birdsong and the whisper of rustling trees. Infrastructure includes two large sheds, one with power and a self-contained studio featuring a kitchen with gas stove, living and work area, mezzanine bedroom, modern bathroom, gas heating, and air-conditioning (not approved). Harness renewable energy with 20 solar panels and enjoy the comfort of town power and an electric hot water system. Water security is assured with six rainwater tanks, creek and dams. Currently supporting 12 head of beef cattle, this property is ready to accommodate your vision of rural living. Including sheep/ cattle yards, shelter, an old crush, and loading ramp. The future home site sits in an elevated position on top of the ridge offering breathtaking views. Enjoy the rustic nature of the property as is or design your amazing new home on the coast and live the tree and sea change.