

359C Coolangatta Road, Far Meadow, NSW 2535



Lifestyle For Sale

Saturday, 29 June 2024

359C Coolangatta Road, Far Meadow, NSW 2535

Area: 1 m2

Type: Lifestyle

\$2,900,000 - \$3,100,000

OPEN HOME - Saturday 29 June 11:00am - 12:00pm Set amongst the lush rolling hills between Berry Village and Shoalhaven Heads, Scholtens Property are proud to offer this nothing short of magnificent 1 hectare (2.74 acre) ranch style residence. Constructed by the current owners in 2002 to the highest standards, and well thought out to take nothing but advantage of the open sunny allotment, set well back from the road at the end of a private driveway, offering peace, and privacy. Exquisite Features Include- Four large bedrooms, ensuite and walk in robe to the main, built in wardrobes and linen cupboards, plus a generous home office / or study with built in book case cabinetry that could easily double as a 5th bedroom- 387sqm of internal floor area with 81sqm of exterior verandah, 2.7m (9 foot) ceilings throughout, polished timber floors, colourbond roof and oversized double garage with internal entry- Separate 5 bay barn style shed 16m wide x 7.8m deep, featuring an enclosed side car port, mezzanine to the main shed section, toilet and shower facilities, plus a dedicated enclosed caravan space- Magnificent open plan kitchen with the finest joinery, 40mm Caesarstone bench top and splash backs, walk in pantry, and updated freestanding stove & gas cook top- Generous formal dining room, and a spacious family day living area opening to a perfectly positioned side sunroom looking toward the incredible uninterrupted distant Cambewarra mountain view- Large laundry room with fitted cabinetry, and adjacent a dedicated store room- The 4th bedroom opens to a separate large formal living area- The residence is fully insulated and comes constructed to a cyclone rating, featuring tie down bolts to all external walls, 6.38mm laminated glass, plus aluminium power operated shutters to all South facing windows- Full town mains water supply, 3 phase power, 23kw 3 x zoned ducted reverse cycle air conditioning, fixed wireless NBN, solar skylights, ceiling fans and plantation shutters throughout- Aerated water treatment system and large 13.32kw un-shaded roof top solar system with 10kw inverter and monitoring system- Outdoor fire pit, dog run to the upper part of the block, plus ample established fruit trees.- Onsite dam, and easy care rolling surrounds perfect for planting out a few hobby grape vines, or even an olive tree or two.- Two freestanding water tanks and Zoned RU1 Primary Production A stunning property in every respect that ticks all the boxes for us, we trust it will do the same for you. This is certainly a once in a lifetime opportunity not to be missed. Please inspect as advertised, or to arrange your private viewing, please contact Simon Scholtens of Scholtens Property on 0418 689 609 or simon@scholtensproperty.com.au Shoalhaven Council Rates - \$724 per quarter | Shoalhaven Water Rates - \$222 per quarter Scholtens Property - Marketing Your Property, Properly. Since 2001.