

9052 Princes Highway, Tilba Tilba, NSW 2546



Lifestyle For Sale

Thursday, 11 July 2024

9052 Princes Highway, Tilba Tilba, NSW 2546

Bedrooms: 11

Bathrooms: 4

Area: 121 m2

Type: Lifestyle

\$4,000,000 Vicinity Of

Nestled high in the foothills, beside sacred Gulaga mountain and adjoining Gulaga National Park, "Spring Hills" offers a unique and enchanting setting, including panoramic views over the hilltops, countryside, lake, and out to Bermagui and the sea. Located in the tightly held Tilba area and retained within the same family ownership for 101 years the residence is an historic 3-bedroom weatherboard home (circa 1897), which has been fully renovated and sensitively modernised, including the addition of a new open plan living area with kitchen. With this stunning 121ha (300 acres) property offering sunny clearings of rich, Tilba pasture, amidst pristine mature coastal forests, and scenic Couria Creek flowing through the property for 1.8km, "Spring Hills" makes for a storybook setting that is genuinely "Tolkien worthy". Also incorporating the property of "Honeywood" which has its own separate title of 2.8ha (6.92 acres), and a 3-bedroom cottage with an adjoining 2-bedroom guest annex and a double garage. The overall holding incorporates numerous outbuildings including the original dairy (now renovated to office space with kitchenette and toilet), a factory-style shed (previously used for milk processing) and a shearers'-quarters-type cabin. Imagine waking up to the sounds of birdlife and nature, adventuring over lush pastures and along the creek, into your own mystical forest, or enjoying the open skies and panoramic views from home, and all within your own secluded sanctuary.

KEY FEATURES:

- **2 SEPARATE TITLES:** The property is comprised of "Spring Hills" and "Honeywood" each of which is on a separate title, and each with its own residence.
- **TOTAL HOLDING:** 121ha (300 acres) with pastures of rich Tilba soil amidst mature coastal forest. Consisting of grazing pasture and adjoining Gulaga National Park to the back boundary. Presently running cattle (with a recommended carrying capacity of 40 cows and calves).
- **WATER SUPPLY:** Couria Creek runs (1.8km) through the property providing clear mountain-caught, permanent water. A header supply tank is connected to Council water supply and gravity feeds throughout the property.
- **"SPRING HILLS" RESIDENCE (circa 1897):** The 3br weatherboard residence includes library, sitting room and TV rooms, and has been comprehensively renovated and modernised, including the addition of a spacious, new, open plan living and kitchen area.
- **"HONEYWOOD RESIDENCE":** Weatherboard cottage of 3 bedrooms and 2 bathrooms plus a detached guest-accommodation module of 2 bedrooms and living/kitchen.
- **THE OLD DAIRY:** renovated into a home office with kitchenette and toilet.
- **FACTORY SHED:** originally built for goat milk processing, including cool rooms.
- **LOCATION:** Only 15 minutes from Bermagui and beaches, 10 minutes to Narooma and 5 minutes to Central Tilba.

This property will attract discerning buyers who value natural beauty, tranquility and privacy. Ideal for nature enthusiasts, conservationists, or those looking to invest in a sustainable and magical lifestyle. Whether you dream of living on an outstandingly scenic farm, establishing an eco-friendly retreat, a private sanctuary or a self-sufficient lifestyle, "Spring Hills" offers the canvas for your own chapter in this storybook setting.