

# 737 Tathra Bermagui Road, Nelson, NSW, 2550



## Rural For Sale

Monday, 23 September 2024

737 Tathra Bermagui Road, Nelson, NSW, 2550

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Rural**

## 44ha Scenic Farm – Adjoining Coastal Waterways

With all the charm and character of a classic far-south-coast farm, “Baronda Park” also enjoys a unique and stunningly beautiful location. It is nestled against the pristine and diverse estuarine-waterways of Nelsons Lagoon and surrounded by Mimosa Rocks National Park.

A mixture of grazing land and coastal forests, with Nelsons Creek meandering through the property and pastured river flats for 1.8km, creating a constant flow of picturesque scenery and easy kayak (or SUP) access into the exquisite Nelsons Lagoon waterways and to the beach, all directly from within the property.

Maintaining its charming character, the farmhouse has been extended and renovated over the years to provide a family home with 4 bedrooms, 2 bathrooms and 2 living areas. There is choice of verandahs to enjoy the coastal-rural lifestyle, amidst long established gardens, and overlooking a bend in the creek.

Features:

- \* THE LAND: 44 hectares (110 acres) of prime coastal land just over 50% cleared and the balance coastal forest.
- \* THE FARMHOUSE: 4-bedroom + ensuite bathroom home. Farm sized kitchen plus a large living room and a cosy, 2nd sitting room. Generous front, side and rear verandahs.
- \* OUTBUILDING & INFRASTRUCTURE: Huge 60m x 30m machinery shed, metal double garage, stockyards, grain silo, 4 horse stables plus a range of other smaller outbuildings offer extensive utility across the property.
- \* GARDENS & ORCHARDS: Extensive established gardens surround the house. An orchard includes a variety of fruit including 13 citrus trees, stone fruit, macadamia, persimmon and bananas. There is a large, enclosed vegetable garden.
- \* NELSONS CREEK: The property features 1.8km of Nelsons Creek frontage, providing direct access for kayaking and swimming, with fishing, scenic swimming holes and waterway access to Nelsons Lagoon.
- \* OFF-GRID SUSTAINABILITY: With a small solar power system and a backup generator the property operates off the grid.
- \* WATER SOURCES: 5 dams in total, with 2 major sized dams, provide water security and additional recreational opportunities, including the primary dam stocked with Bass.

Whether you're seeking a peaceful rural retreat or a base for coastal adventures, "Baronda Park" offers an exceptional lifestyle opportunity. With the stunning Nelsons Lagoon at your doorstep, expansive gardens, and rich grazing land, this property provides a unique blend of seclusion and connection to nature. All just 5 minutes from the vibrant beachside community of Tathra, it's a rare chance to experience the very best of coastal and rural living.