

Sold



8 Murrah River Forest Rd, Barragga Bay



## Ocean View Hidden Gem @ Barragga Bay

"Leonani" - Set on approximately 23 acres, with a shared boundary to the Four Winds Festival Venue, is this solid north facing brick and tile home. Privacy, tranquillity and living in harmony with nature is all a part of this amazing slice of paradise.

The Home: Brick and Tile, 9ft ceilings, four bedrooms with three of them having ocean views, a large central bathroom, separate toilet and generous laundry. The lounge area has a slow combustion wood heater and easy access to the alfresco covered patio with ocean views. A large bay window is a dramatic feature of the dining area with its views of the property and natural spotted gum forest. A well equipped timber kitchen features a 900mm gas stove, dishwasher and spacious island bench.

Grounds: 9.56 hectare with approximately 2.5 hectares around the house being cleared and fenced. The rest of the property is a natural spotted gum forest. There are a lot of mature fruit trees which will produce an abundance of fruit in season. A large macadamia nut tree will be a real treat when they are ready to crack. A timber framed area was originally for the pool but would be ideal to turn into a new vegetable garden with raised beds and then cover it to keep the birds out. As a bonus, there is water and power already connected.

Water: The tanks hold approximately 90,000 litres with extra water coming from the dam in the gully. To save water, the toilet is flushed with dam water, but can easily be changed over to tank water if necessary.

Shedding: a double tandem garage is separate from the house and has extra storage underneath. A large garage is under the roof line and could easily be converted into a teenage retreat, extra lounge room or a master suite (STCA).

Location: A short drive to Cuttagee, Barragga Bay and many other pristine beaches in the area. A seven minute drive into Bermagui with its many cafes, restaurants, hotel

4 bedrooms 1 toilet 5 bathrooms 23.00 ac

<b>Price</b>	SOLD for \$864,000
<b>Property Type</b>	Residential
<b>Property ID</b>	294
<b>Land Area</b>	23.00 ac

### Agent Details

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### Office Details

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and scenic headlands, or 20 minutes to Tathra with its historic Wharf.

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