




499A Tourist Road, Bellawongarah

Huge Price Reduction

Vendors instructions are very clear, 499A Tourist Road must be sold. Positioned high on Berry Mountain, the property is virtually equidistant from the tourist mecca of Berry, the picturesque village of Kangaroo Valley and the business Hub of Nowra. Within the property, and discreetly hidden, the residence is very private and secluded within the boundary of its 8.42 Ha parcel offering almost unparalleled seclusion and tranquillity.

The award winning residence has 4 bedrooms and 4 bathrooms spread throughout the footprint. The Primary bedroom has an ensuite as well as a very large walk in robe, whilst a guest bedroom suite has its own entry, ensuite and wood fire. This guest bedroom has been a successful short stay rental accommodation in the past. A third queen sized bedroom has its own ensuite whilst the fourth bedroom, office and library share the fourth bathroom and additional powder room. At the centre of the home is arguably the ultimate country timber Kitchen with stone benchtops and loads of preparation space, walk in pantry and modern appliances. The oven is a classic 900mm Belling upright range just waiting for the MasterChef within all of its to create culinary masterpieces

Step down to either the large and inviting lounge room with fireplace and high ceilings, or into the light filled conservatory which could be a

4  4  8 

FOR SALE

\$2,100,000 - \$2,300,000

VIEW

By Appointment

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

formal dining space or a place to quietly read and contemplate. Air Conditioning, fireplaces, a double lock up garage, large entry portico and hallway, timber balcony and separate Library and office complete the house package.

The grounds are very special. Rainforest walks, large Rotunda, Dam plus the all important shed and covered workspace are literally adjacent to the home. Beyond the immediate surround is the escarpment with its own special rainforest features. There are so many places to explore.

499A Tourist Rd must be sold so if you delay your inspection, you may be too late. Contact Patrick on 0418 603 980 or Linda on 0403 437 266 to arrange you private inspection

MORE DETAILS

Property ID	6P8HSD
Property Type	House
Land Area	8.42 hectare
Including	Air Conditioning Fire Place Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

Patrick Tynan 0418 603 980

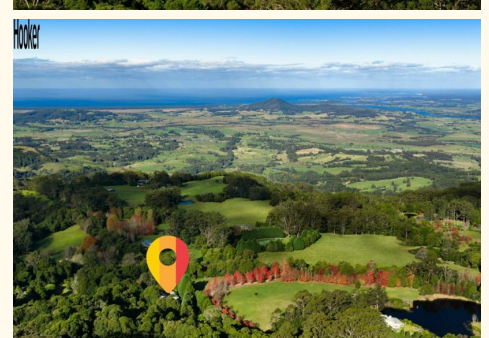
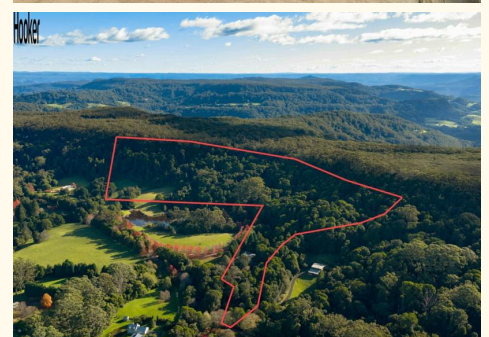
Licensee | patrick.tynan@ljhooker.com.au

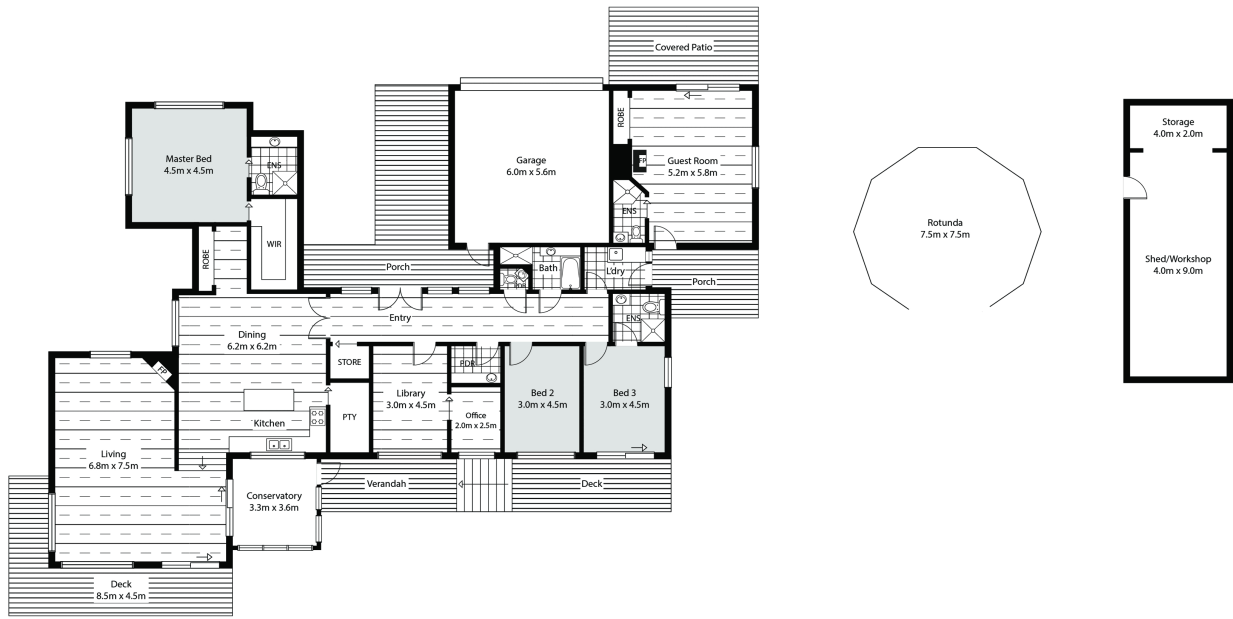
Linda Edwards 0403 437 266

Licensed Real Estate Agent / JP / Member of the LJ Hooker Captains Club | linda.edwards@ljhooker.com.au

LJ Hooker Nowra (02) 4421 2957

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All attempts have been made to ensure the accuracy of this floor plan.
 All measurements of doors, windows, opening direction, room measurements are approximate
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.
 The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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