






773 Windywoppa Road, Benandarah

MOOR YOUR BOAT AT THE BACK DOOR !

Does the allure of living on your own 100 acre paradise with your cruiser moored out the front of your one-of-a-kind home interest you? Like Kakadu without the crocodiles ! Look no further! This property was lovingly developed over time by my vendors who now feel it's time to reluctantly pass the baton to new owners.

The home itself is a masterpiece in self-sufficiency - there is a stand alone solar/battery setup that supplies your power needs supplemented by gas cooking and water heating tanks to collect the rainwater. There's a dam for garden watering plus a septic system for waste water, varied fruit trees, vege-beds and a chook run plus fish and mud crabs off the wharf and with the current Council rates at \$380 a quarter it's easy to live well but spend little.

The home itself presents as a one-off. Plenty of glass set in the cedar windows framing the view up and down the river and letting in generous amounts of natural light. The kitchen is the central hub of the home with the dining area offering a great outlook over the large entertaining deck and beyond to the river vista. The semi-separated family/lounge area features a slow combustion fire and soaring raked ceilings to give a feeling of space, there are three generous bedrooms

3  3  6 

FOR SALE
\$1,795,000

VIEW
By Appointment

AGENTS
Rob Routledge
0414 235 976
routledge.batemansbay@ljhooker.com.au

AGENCY
LJ Hooker Batemans Bay
(02) 4472 6455

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

two with their own ensuite the main with river views plus a family bathroom. The third bedroom is on a second floor featuring elevated river views complete with ensuite and its own covered deck area perfect for a guest retreat. The laundry is separate and built-in a cute cabin style close to the clothes line, work areas are two separate sheds one 5 x 5 the other 5.9 x 5.9 with an attached covered area 5.9 x 5.7.

The 100 acres has trails and track through it so explore at your leisure, the property is around 20 min drive off the Princes Highway on Forestry serviced unsealed roads for the majority of the way (for the last approximately 1km on Council maintained road) and a further 10 minutes to the CBD of Batemans Bay.

I often get asked if I have a property with a wharf and with deep water access to the Clyde on low tide. The minimum is 2 to 3m and it is around a 5 minute boat trip to the river township of Nelligen on the way to Batemans Bay. Just leave the car and take the boat. Properties such as this do not present often. If this sounds like it could be for you - ring me to book your private inspection and start your new lifestyle.

Council Rates: \$1,602.15/yr

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID	12AWF8F
Property Type	AcreageSemi-rural
Land Area	40.25 hectare
Including	Study
	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Water Tank
	woodfire

Rob Routledge 0414 235 976

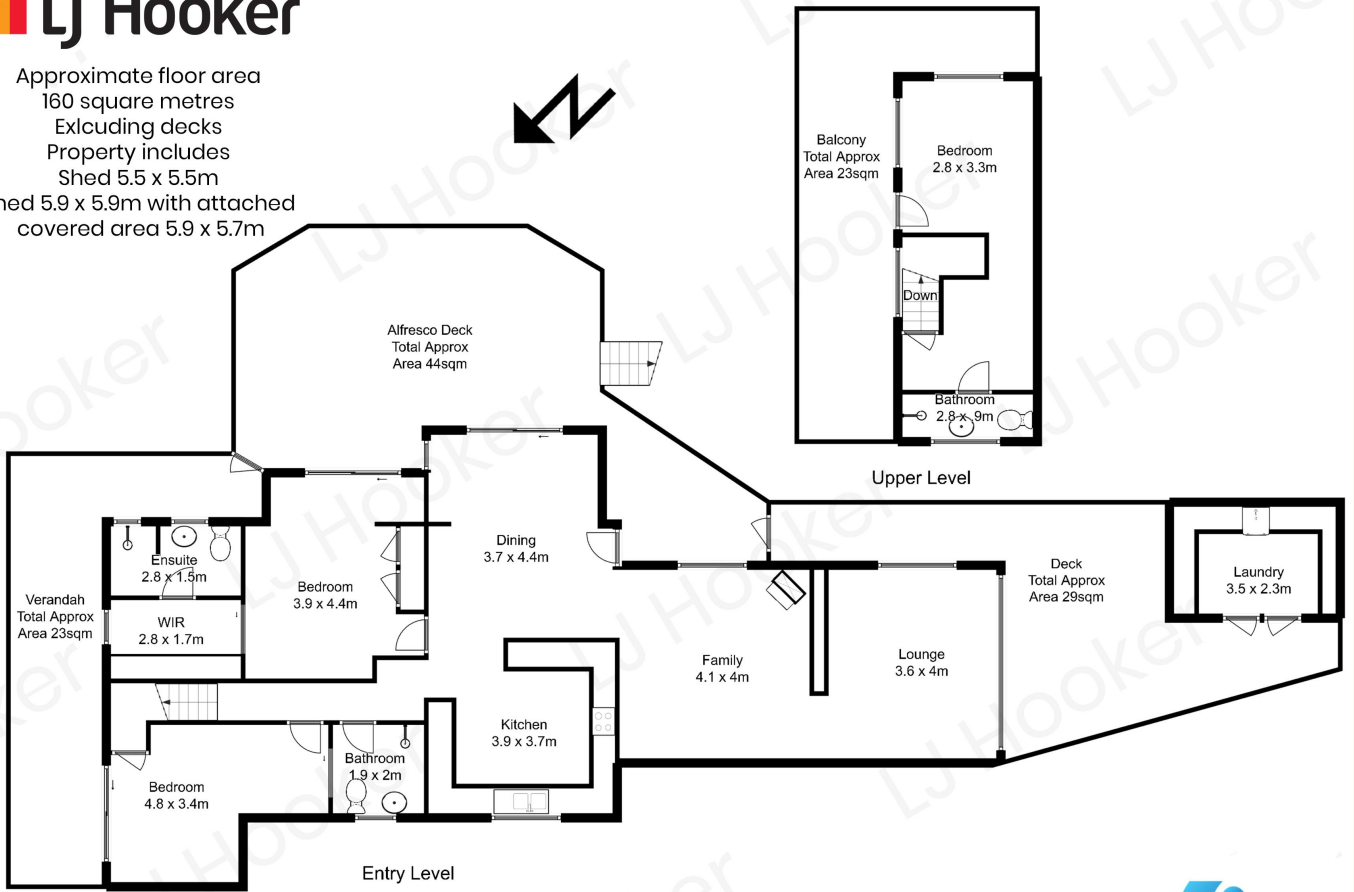
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
 rroutledge.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
 batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Approximate floor area
 160 square metres
 Excluding decks
 Property includes
 Shed 5.5 x 5.5m
 Shed 5.9 x 5.9m with attached
 covered area 5.9 x 5.7m



All measurements are approximate and are intended as a guide only